

Plan & Architectural Review Meeting

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

Monday, December 08, 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.

Please click the link below to join the webinar:

https://teams.microsoft.com/meet/27598882243149?p=4UryINFLKwNveiOQMv

Dial in by phone

+1 929-229-5663,,734192174# United States, New York City

Find a local number

Phone conference ID: 734 192 174#

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

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 November 10, 2025 Minutes.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- 2. Discussion and possible approval of a conditional use permit for alcohol by the drink for Whitewater Cinema located at 151 S Pearson Lane. Tax Parcel # /A300200002.
- <u>3.</u> Discussion and possible approval of a conditional use permit for alcohol by the drink for 1850 Tavern on Main (currently known as Brass Rail). Located at 130 W Main Street. Tax Parcel #/WUP 00255.
- Discussion and possible action regarding a Conditional Use Permit for additional residential units for Walworth County Housing Authority. Located at 209 S Taft Street. Tax Parcel #: /HAS 000046.
- Discussion and possible recommendation to Common Council for change to the Comprehensive Plan Future Land Use Map for Tax Parcel #'s /A410100001, A410100002, /A410100003, /A503200001 and /A50320002 from Highway Commercial and Light Industrial District (B-3) to One-Family-Small Lots Residence District (R-1s).
- Consideration to approve and recommendation to Common Council a change in District Zoning Map to Rezone Tax Parcel #'s /A410100001, A410100002, /A410100003, /A503200001 and /A50320002 from Highway Commercial and Light Industrial District (B-3) to One-Family-Small Lots Residence District (R-1s).

DISCUSSIONS AND CONSIDERATIONS

- 7. Discussion and possible approval of site plan and preliminary and final Plat for Stonehaven.
- 8. Discussion and possible approval of the Site Plan for Whitewater Industrial Investor's. Located at 848 E Commercial Avenue. Tax Parcel #/A64500001.
- 9. Review and possible approval of an Extraterritorial Survey for a parcel of land located at W4890 Tri County Road. Tax Parcel #016-0514-3643-000.
- 10. Demonstration from Dan Boldt, GIS Analyst of the new GIS Zoning Maps.

FUTURE AGENDA ITEMS

11. Ordinances Moved to January Meeting

Childcare Ordinance
Demolition Ordinance
Repeal Section 20.04.100
Permit Expirations Ordinance
Sign Ordinance Amendment

NEXT MEETING DATE JANUARY 12, 2026.

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 Community Development 312 W. Whitewater Street Whitewater, WI 53190 or Idostie@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, November 10, 2025 - 6:00 PM

MINTUES

CALL TO ORDER

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

ROLL CALL

PRESENT

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

STAFF

Mason Becker, Economic Development Director (EDD) Llana Dostie, Zoning Specialist Allison Schwark, Zoning Administrator

APPROVAL OF AGENDA

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

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

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

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 Commission discusses that particular item.

Item 1.

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 Minutes of October 13, 2025

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

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

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

2. Resignation of Lisa Dawsey-Smith.

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

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

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

3. Discussion and possible approval of a Conditional Use Permit for First Floor Residential Use, Certified Survey Map and Site Plan Review for Habitat for Humanity of Walworth County for Tax Parcel #: /TRA 00003.

Zoning Administrator Schwark stated this applicant is coming in for the first floor residential units. Habitat is looking to build two duplexes on this vacant lot. Each will be sold individually. In the B-2 district there are no minimum setback requirements.

Binnie stated that we should define it as 216 E Main.

Stanek asked if they will each have their own address.

Zoning Administrator Schwark stated that yes they would each get their own addresses.

Binnie stated that the address was not in the public notice.

John Dawson works for Habitat. Habitat of Walworth County was building 1 every two years and now we are up to 8 a year.

McCormick asked about green space in the back?

Dawson stated that there is not really any green space in the back. There will be an application process. Could be families, veterans and elderly. They build each house for about \$180,000. We ask that families take out mortgages for the \$180,000.

Hicks asked about if the families would need to put in sweat equity?

Dawson confirmed it is 250 hours for single family households and 500 for a couple.

Parker asked about the setbacks.

Zoning Administrator Schwark stated that there are no setbacks in the B-2 district, so the stoops are in compliance.

Stanek asked about if there would be landscaping?

Zoning Administrator Schwark stated that there is a 25 foot setback in the front.

Dawson stated that they try to make it fit into the neighborhood.

Hicks asked about an egress window.

Dawson confirmed that there will be an egress window.

Motion to approve with planner's recommendations.

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

4. Discussion and possible approval of a Conditional Use Permit for Whitewater Manufacturing located at 1108 E Bluff Road. Tax Parcel #'s /HAS 00068 and /HAS 00069A.

Zoning Administrator Schwark stated that this is another successor conditional use permit. It has been in operation for many years. The ownership has recently changed. They are keeping everything the same.

Brian Bussewitz plans to keep the operations the same, and get it back up to where it was 15 years ago.

Parker stated it has been a great business for Whitewater.

Motion to approve with Planner's recommendations.

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

DISCUSSIONS AND CONSIDERATIONS

5. Discussion and possible recommendation to Common Council the Park and Recreation Open Space Plan 2026 to 2031.

Parks and Director Boehm stated that the last time that the Park and Open Space plan was reviewed was in 2013. This should be done every 5 years. Since 2018 we have not been eligible for state conservation money since this document did not exist. We put it out for public input, and only received 473 responses.

Stanek asked if there were any major changes.

Boehm stated that they rewrote the mission and vision. And the rest are identified goals moving forward.

Stoneman stated that she likes the increase for safe biking in the community.

David Stone 303 Ann Street. The park board has been working on this for months.

Motion to recommend to Council.

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

6. Discussion and possible approval of the Site Plan for the CG Hickey Training Center to be located at 1220 Innovation Drive. Tax Parcel # /A4555000001.

Zoning Administrator Schwark stated that the board has seen a little of this during the concept plan review. They are going to be constructing a training facility on Innovation Drive. It would be utilized by other departments for hosting of events. It is right next to the Innovation Center. Stormwater has been reviewed and approved. The parcel is M-1 and meets the setbacks. They are under the building height requirements.

Stoneman asked about smoke.

Assistant Chief Dion stated there are a series of rules that they need to follow. They can't burn plastic or liquids. The fire load is hay and a standard wood pallet. It burns for 8 to 15 minutes and then it is put out. Will be aware of other events around the site.

Motion to approve with Planner's recommendations.

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

7. Discussion and possible recommendation to Public Works Committee the granting of an easement for the Hamilton House Wheelchair Ramp.

Director of Public works Brad Marquardt stated the Hamilton House located at 328 W Main Street is looking at putting a wheelchair ramp on the west side of their building. The current sidewalk is on the property line. The handicap ramp would be an extension of about 6" or so. So they are looking for an easement of about a foot from city property which is on the west side.

Stanek asked if the easement is for the overhang.

Recommend the easement to the Public Works Committee

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

8. Discussion and Possible Action regarding Appointment of a Plan and Architectural Review Commission representative for Comprehensive Plan Update Advisory Committee.

(Becker)

EDD Becker stated RDG suggested that we create an advisory steering committee.

Stanek stated she would be willing to do it.

Motion to appoint Sherry Stanek to the Comp Plan Advisory Commission.

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

FUTURE AGENDA ITEMS

None

- 9. 1. Childcare Zoning Ordinance
 - 2. Amending Sign Ordinance
 - 3. Creating Permit Expiration Ordinance
 - 4. Creating Demolition Ordinance
 - 5. Repeal of Section 20.04.100

NEXT MEETING DATE

December 8, 2025

ADJOURNMENT

Meeting adjourned at 6:36 p.m

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

MEMORANDUM

To: Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Conditional Use Permit

Summary of Request		
CUP		
Requested Approvals:		
Location:	151 S Pearson Lane	
Current Land Use:	Movie theater	
Proposed Land Use:	Movie theater	
Current Zoning:	B-1	
Proposed Zoning:	N/A	
Future Land Use:	Community Business	

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 151 S Pearson Lane. In the B-1 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The owner currently has an already accepted beer and wine license, and all operations will remain the same.

Planner's Recommendations

- 1) Staff recommends the plan commission **APPROVE** the conditional use permit with the following conditions:
 - 1. The conditional use permit shall run with the applicant and not the land. Any change in ownership/licensee (or operator) will require approval of a conditional use permit for the new owner/licensee (or operator) from the Plan Commission.
 - 2. Maximum occupancy shall be as determined by the fire department and building inspector.
 - 3. The applicant shall comply with all required City and building codes.
 - 4. Any other conditions as stipulated by the PARC

Item 2.

Print

Conditional Use Permit Application - Submission #2033

Date Submitted: 11/4/2025

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.

Llana Dostie, Zoning Specialist 262-473-0144

<u>ldostie@whitewater-wi.gov</u>

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

Site Plan Upload*	Landscaping Plan Upload	Lighting Plan Upload	MSDS Sheets
siteplan.pdf	Choose File No fisen	Choose File No fisen	Choose File No fisen
Other Information			

PLANNING REQUEST

Choose File No fi...sen

General Project Information

Project Tax Key #	Project Address*	
/A300200002	151 E Pearson Lane Whitewat	er WI
Project Title (if any)		
Beer and Wine CUP		
Applicant, Agent & Property Owner Informa Applicant's First Name*	tion Applicant's Last Name*	
Jacob	Gildemeister	//
Address*		
147 S Prince St		
City*	Ctata*	7in Codo*

City*	State*	Zip Code*
Whitewater	WI	53190
	//	

, 3:47 PM	whitewater-wi.gov/Admin/FormCenter/Submissions/Print/2033	
Phone Number*		Item 2.
2629603858		
Email Address*		
whitewatercinemas@gmail.com		
Agent Name	Agent Company	
Jacob	Gildemeister	
Address		
151 E Pearson Lane		
City	State Zip Code	
Whitewater	WI 53190	
Phone Number		
2629603858		
Email Address		
whitewatercinemas@gmail.com		
Owner First Name (if different from applica	ant) Owner Last Name	
Address		

City	State	Zip Code	Item 2.
Phone Number	Fax Number		
Email Address			
Planning Request (check all that apply)			7
Site Plan and Architectural Review \$150.00 plu	s \$0.05 per sq. ft (Floor Are	ea)	
☑ Conditional Use Permit \$275.00			
Rezone/Land Use Amendment \$400.00			
Planned Unite Development \$500.00			
Preliminary Plat \$175.00			
Final Plat \$225.00	1-4		
Certified Survey Map \$200.00 plus \$10.00 per l	ot		
Project Concept Review \$150.00			
Joint Conditional Use & Certified Survey Map \$			
Joint Rezoning & Certified Survey Map \$500.00		.\	
Joint Site Plan & Conditional Use \$350.00 plus	φυ.υο per sq. it (Floor Area	1)	
Board of Zoning Appeals/Adjustment \$300.00			
Translation Services			
Will translation services be needed during the Plan Board meeting?*	If Yes, please spe	cify the language required.	
Yes			
✓ No			
Conditional Use Permit Application			
I, (We) the undersigned owner(s)/agent do hereby petition	ion the Plan Commission to	grant a Zoning Amendment.	
Address and legal description of the subject site*			
151 E Pearson lane Whitewater WI			

Tax Parcel #*	Zoning District*		Item 2
A300200002	B1		
			<u> </u>
Requested Condtional Use*			
Selling of Beer and Wine approval			
Petitioner's interest in requested Conditional Use Pern	nit*		
To sell Beer and Win in accordance with already acc	cepted beer and win license.		
List type and number of structures, proposed operatio	n or use of the structure(s) or site, number of employe	e, parking, etc.	
Property Owner Signature*	Owner's Agent Signature*		
Jacob Gildemeister	Jacob Gildemeister		
Address*	Address*		//
147 s prince st whitewater wi 53190	147 s prince st whitewater wi 53190		
Phone and Email*	Phone and Email*		
2629603858 whitewatercinemas@gmail.com	2629603858 whitewatercinemas@gmail	l.com	
Zoning #			
Application Review by			
Application Review by			
1	I I		

Itam 2

Date		nem
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*
A300200002		Whitewater Cinemas
Property Address*	~	Years in Operation*
151 E Pearson Lane		26
Property Owner*		New Business Name*
Jacob Gildemeister		NA
Owner Mailing Address*		Name of Operator*
147 S Prince St		Jacob Gildemeister
City, State and Zip Code*		Operator Mailing Address*
Whitewater, WI 53190		147 S Prince St
	//	

Owner's Phone #*		City, State and Zi	p Code*	Itei
2629603858		Whitewater, WI	53190	
Owner's Email*		Operator's Phoen	n# and Email *	
whitewatercinemas@gmail.co	m	2629603858 wh	itewatercinemas@gmail.com	
New Business Use/Operation In	formation			
Description of Business use or C	Operations*			
Move Theater				
Previous Use of Space*	Hours of Operatio	ons (Weekdays)*	Hours of Operations (Weekends)*	
N/A	10am-10pm		10am-11pm	
Fotal Area Space in Square	# Toilet Fixtures*	# Full Time Empl		es*
12000	11	1	8	
-Customer Seating*	Seating Capacity*		Total Employee Hours Per Year (include yourself if self-employed)*	
YesNo	548		4500	
—Sprinkler System*	7	Hazardous/Fla	mmable Chemicals used/stored*	7
■ Va.		Yes (must	attach MSDS Sheets)	
 Yes ✓ No		▼ No		
▼ No	Building(s)	✓ No		
_	Building(s)	▼ No		

Fencing

Plantings

Signage(Separate Sign Permit Application Needed)

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

Asphalt

Concrete

YesNo

What time(s) will this be offered			Item 2.
Outdoor Lighting			
Type* LED			
LED			
Location*			
Parking lot			
			/
Utilities			
Will you be connected to City Water and Sewer*	Is there a private well on-site*	Types of Refuse Disposal*	
	Yes	Municipal	
▼ Yes	▼ No	Private	
■ No			
Approval Data by the Department of Nat	ural Resources of the well for proposed us		
Approval Date by the Department of Ivat	urar resources of the wen for proposed us		
Approval Date by the County Health Dep	partment for		
existing septic system			
What types of sanitary facilities are to be	installed for the proposed operation*		
N/A			
			,
Surface Water Drainage Facilities (descri	be or include in site plan)*		
N/A			

Licenses/Permits

Item 2.

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 supple 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 faciliites
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

Itam	2
Item	

Variety stores		ĺ
Charitable or non	nprofit institution or facilities	<u> </u>
	ises including electronics, pottery, printing, contractor shops (electrical, heating, plumbing and ng) provided there is no significant environmental emissions (odor or waste)	
Catalog and e-co	ommerce sales outlets	
Day Spas		
Coffee Shops		
Gift Shops		
Public parking lot	ts	
Tourist information	on and hospitality centers	
Dance Studio		
Lumberyards, bu	ilding supply stores and green houses	
	abrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, extiles, clay, woods and similar material	
Research facilitie	es, development and testing laboratories, including testing facilities and equipment	
Retail sales and	services linked to manufacturing and warehousing	
	ocessing, cleaning, servicing, testing or remailer of materials, goods or products limited to the lucts, components, or circumstances:	
	l electrical products instruments, such as transistors, semiconductors, small computers, scanners, npact communication devices	
	gy products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, scientific field offered for study by University of Whitewater	
c) Laser technolo	ogy, radiology, x-ray and ultra sound products, manufacturing and assembly	
d) Medical and de	ental supplies	
e) Optical, fiber o	optical and photographic products and equipment	
f) Orthopedic and	d medial appliances such as artificial limbs, brace supports and stretchers	
g) Products related engineering	ed to process design, process stimulation, computer hardware and software development, safety	
h) Scientific and p	precision instruments and components, including robotics	
Telecommunication	on centers (not including wireless telecommunications facilities)	
Private recreation	n facilities	
Freight terminals	, trucking servicing and parking, warehousing and inside storage	
More than one pr business	rincipal structure on a lot when the additional building is a material and direct part of the primary	
Pilot Plans and or products or mate	other facilities for testing manufacturing, processing or fabrication methods or for testing of crials	
College, Universi	ities, Schools, Churches, Libraries, Government buildings	

Item	

—Permitted Conditional Uses (Please check all that apply)	L
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*		
Jacob Gildemeister	11/4/2025	

EMAIL ADDRESS*

whitewatercinemas@gmail.com

ATTORNEY INFORMATION

PHONE*

2629603858

ltem	2

NAME		Item 2
PHONE	EMAIL ADDRESS	
	// L	//
SIGNATURE OF APPLICANT*	DATE*	
Jacob Gildemeister	11/4/2025	

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.

Item 2.

	T)	

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

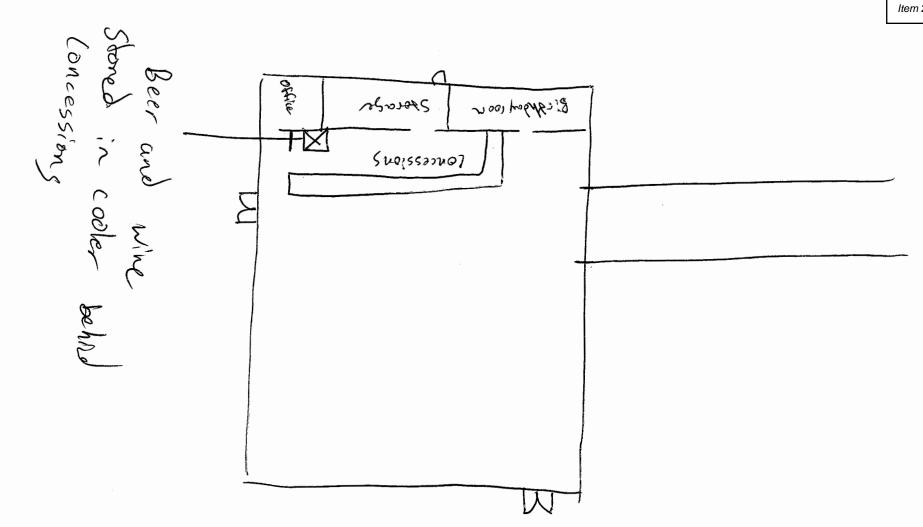
Primary Contact: Mark Fischer

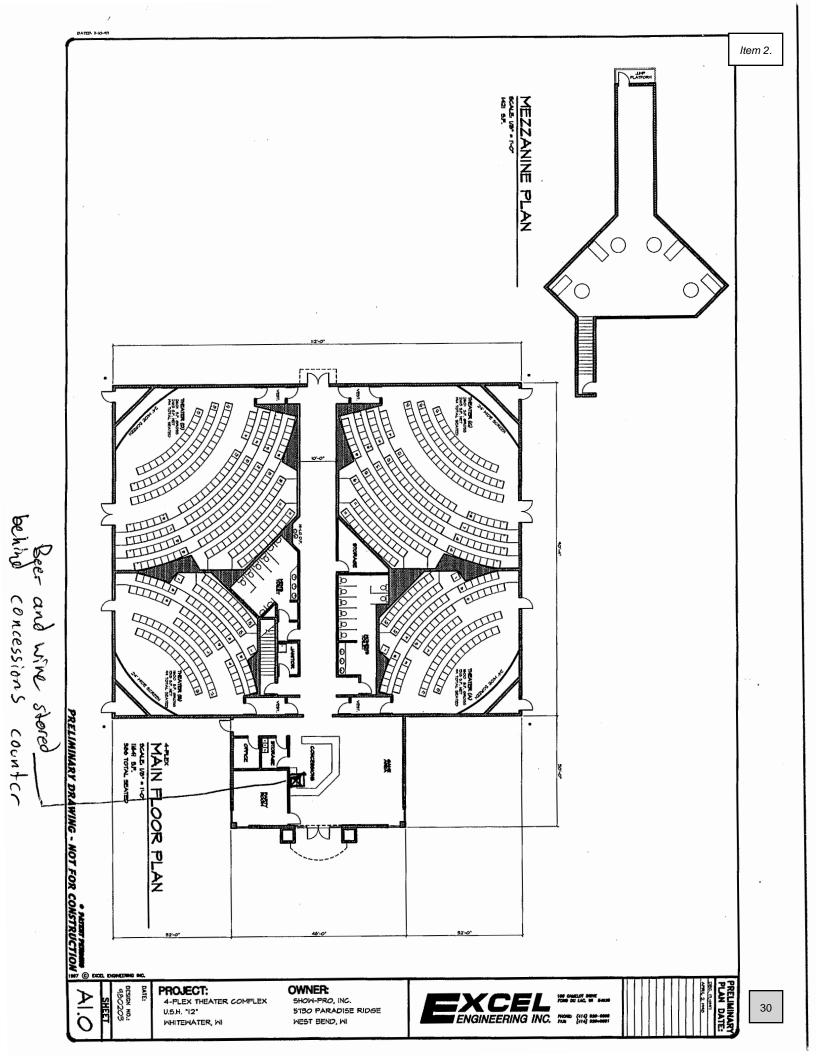
City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

Building Inspector Date Received	Review by	Zoning Administrator Date Received	Reviewed by
Occupancy Classification	Occupancy Classification Surrounding Units	Zoning of Property	Use Permitted By Right By CUP PC Approval Required

Approval	Date	⊢Ap	pprovai		Date	Iten	12.
Approved			Approved				
Denied			Denied				
	<u> </u>	//					
Public Works	Date	_Ci	ty Engineer	_	Date		
Approval		Ap	pproval				
Approved			Approved				
Denied			Denied			//	
	_						
Police Department	Date		re Department	_	Date		
Approved		Ap	pproval				
Denied			Approved				
			Denied			//	





Office of Neighborhood Services 312 W. Whitewater St. Whitewater, WI 53190

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 8th day of December, 2025 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for Sale of Alcohol by the Drink located at 151 E Pearson Lane, Parcel ID #/A3002000002 for Jacob Gildemeister d/b/a Whitewater Cinemas.

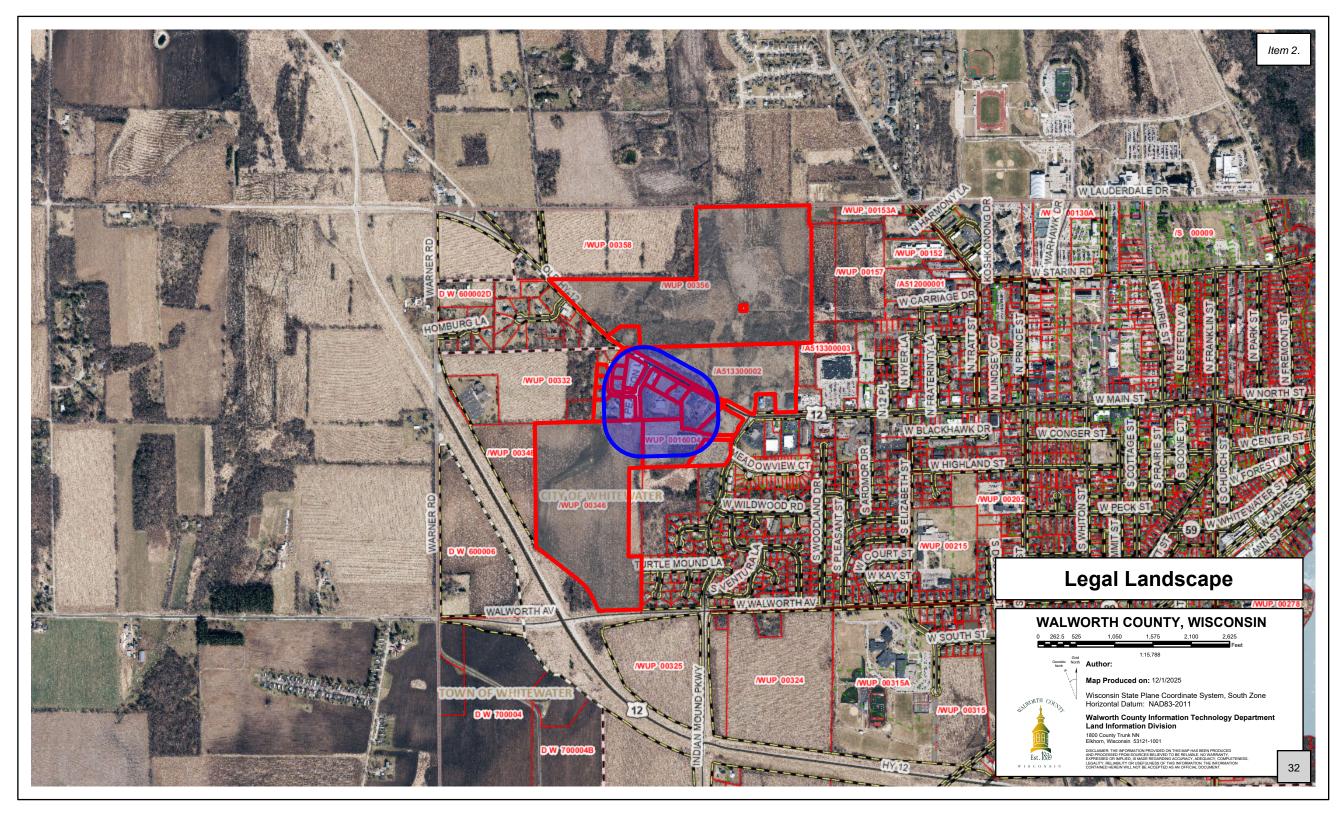
The Site Plan Review Proposal is on file in the Neighborhoods Services Office located at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. <u>COMMENTS FOR, OR AGAINST THE</u>

<u>PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.</u>

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant



WHITEWATER CINEMAS LLC 151 S PEARSON LN WHITEWATER, WI 53190-9000 MCGUE FAMILY LLC 15 SPINNING WHEEL RD STE 110 HINSDALE, IL 60521-2100 ROY PEARSON TRUST 1372 SHEFFIELD DR ELGIN, IL 60123-2300

SCOTT EHLERT TRUST 291 COBURN LN WHITEWATER, WI 53190-9000 JAMES K CALDWELL 1621 PEARSON CT WHITEWATER, WI 53190 KURT J KETTERHAGEN KRISTEN J KETTERHAGEN 1631 PEARSON CT WHITEWATER, WI 53190

GRANT MCCULLOUGH KRISTINA MCCULLOUGH 1641 W PEARSON CT WHITEWATER, WI 53190-9000

GRANT MCCULLOUGH KRISTINA MCCULLOUGH 1641 PEARSON CT WHITEWATER, WI 53190-9000 SCOTT EHLERT TRUST 291 COBURN LN WHITEWATER, WI 53190-9000

SCOTT EHLERT TRUST 291 COBURN LN WHITEWATER, WI 53190-9000 SCOTT EHLERT TRUST 291 COBURN LN WHITEWATER, WI 53190-9000 SCOTT EHLERT TRUST 291 COBURN LN WHITEWATER, WI 53190-9000

INDIAN WOODS LLC 1264 HILLCREST LN FALLBROOK, CA 92028-2800 CITY OF WHITEWATER 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

MPKSP PROPERTIES LLC N555 HOWARD RD WHITEWATER, WI 53190-9000

DLK FARM SERVICE INC 513 W CENTER ST PO BOX 239 WHITEWATER, WI 53190 DLK ENTERPRISES INC PO BOX 239 WHITEWATER, WI 53190-9000 WHITEWATER DENTAL BUILDING LLC 4607 ROYAL DR EAU CLAIRE, WI 54701-0100

WILLIAM R PENCE JR CONSTANCE L PENCE, et al. C/O CYNTHIA MEYER 202 LYNN ST WATERTOWN, WI 53098-9800

MEDICAL HEALTH BUILDING GROUP 42 S WATER ST S FT ATKINSON, WI 53538-3800 FVR WISCONSIN LLC 3131 MCKINNEY AVE, SUITE L10 DALLAS, TX 75204-0400

DLK FARM SERVICE INC 1398 W MAIN ST PO BOX 239 WHITEWATER, WI 53190-9000

MEMORANDUM

To: Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Conditional Use Permit

Summary of Request		
	CUP	
Requested Approvals:		
Location:	130 W Main Street	
Current Land Use:	Tavern	
Proposed Land Use:	Tavern	
Current Zoning:	B-2	
Proposed Zoning:	N/A	
Future Land Use:	Central Business	

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 130 W Main Street. In the B-2 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The previous owner had a valid CUP on file for restaurant operations with the sale of alcohol at this location, and all operations will remain the same. The only change will be the change of ownership to Sarah Lechner.

Planner's Recommendations

- 1) Staff recommends the plan commission **APPROVE** the conditional use permit with the following conditions:
 - 1. The conditional use permit shall run with the applicant and not the land. Any change in ownership/licensee (or operator) will require approval of a conditional use permit for the new owner/licensee (or operator) from the Plan Commission.
 - 2. Maximum occupancy shall be as determined by the fire department and building inspector.
 - 3. The applicant shall comply with all required City and building codes.
 - 4. Any other conditions as stipulated by the PARC.

Item 3. muni hower men 0 00 0 35

Item 3.

Print

Conditional Use Permit Application - Submission #2055

Date Submitted: 11/10/2025

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 3.

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

Llana Dostie, Zoning Specialist 262-473-0144

<u>ldostie@whitewater-wi.gov</u>

Allison Schwark, Municipal Code Enforcement 262-249-6701

mcodeenforcement@gmail.c	om		
Site Plan Upload*	Landscaping Plan Upload	Lighting Plan Upload	MSDS Sheets
Drawing.pdf	Choose File No fisen	Choose File No fi	sen Choose File No fisen
Other Information			
Choose File No fisen			
PLANNING REQUEST			
General Project Information	on		
Project Tax Key #		Project Address*	
/WUP 00255		130 W Main Street Ur	nit 1904
		<u>/</u>	//
Project Title (if any)			
Purchase of Brass Rail - o	ownership change		
Applicant, Agent & Proper	ty Owner Information		
Applicant's First Name*		Applicant's Last Nam	ne*
Sarah		Lechner	
		<u>/</u>	
Address*			
1050 N Hearthstone St			
City*		State*	Zip Code*
Elkhorn		WI	53121
Likioni			00121

5, 5:19 PM	whitewater-wi.gov/Admin/FormCenter/Submis	ssions/Print/2055	
	Time nate: The government of the content of the con	1010110/1 THIN 2000	Item 3.
Phone Number* 262-923-0647			nem 3.
Email Address*			
whiskeyriverjack@icloud.com			
Agent Name	Agent Company		
Sarah Lechner	Lechner Holdings LLC)	
Address			
1050 N Hearthstone			
City	State	Zip Code	,
Elkhorn	WI	53121	<i>[i</i>]
Phone Number			
262-923-0647			
Email Address			
whiskeyriverjack@icloud.coom			
Owner First Name (if different from applicat	nt) Owner Last Name		,
Tailspin LLC			

Address

S64 W18295 Martin Drive

Muskego hone Number 108-604-6566	Fax Number	51350	
	Fax Number		
	Fax Number		
08-604-6566			
mail Address			
enniferhalverson67@gmail.com			
-Planning Request (check all that apply)			7
Site Plan and Architectural Review \$150.00 plus \$0.05	per sq. ft (Floor Are	a)	
Conditional Use Permit \$275.00			
Rezone/Land Use Amendment \$400.00			
Planned Unite 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	•		
Board of Zoning Appeals/Adjustment \$300.00	. ,		
ranslation Services			
Will translation services be needed during the Plan Board meeting?*	If Yes, please spec	ify the language required.	
Yes			
✓ No			
THE THO			//
onditional Use Permit Application			
(We) the undersigned owner(s)/agent do hereby petition the	Plan Commission to g	grant a Zoning Amendment.	
ddress and legal description of the subject site*			
30 W Main Street			

Tax Parcel #*	Zoning District*		Item 3.
WUP 00255	B2		
			//
			Ī
Requested Condtional Use*			
to be able to serve alcohol by the glass			
Petitioner's interest in requested Conditional Use Permit*			
owner and operator			
List type and number of structures, proposed operation or	use of the structure(s) or site number of one	lovoo pouking oto	
8 parking stalls, operating as a bar and grill, first floor bui stairs that go into back room where there is a pool table, area. There is a basement.	ding with somewhat of a lower level where the	here are approx 6	
Property Owner Signature*	Owner's Agent Signature*		
Jennifer Halverson	Sarah Lechner		
Address*	Address*		<u>//</u>
S64 W18295 Martin Dr., Muskego, WI 53150	1050 N Hearthstone St Elkhorn WI 5	3121	
Phone and Email*	Phone and Email*		_//
608-604-6566 jenniferhalverson67@gmail.com	262-923-0647 whiskeyriverjack@iclo	oud.com	
Zoning #			//
Zoning "			
Application Review by			

ltam	2	

Date				nem 3.
Date Filed	Dates Published	Da	te Notices Mailed	
//		11		//
Plan Commission Recommendation				
Date Decision Made				
Plan of Operations				
Property Information	Ten	ant Information		
Property Tax Key #*	Pre	vious Business Name*	ŀ	
WUP 00255	Bra	ass Rail		
Property Address*	Yea	rs in Operation*		
130 W Main Street, Whitewater, WI 5319	90 sin	ce 1964		
Property Owner*	Nev	v Business Name*		
Tailspin LLC	18	50 Tavern on Main		
Owner Mailing Address*	Nar	ne of Operator*		
S64 W18295 Martin Dr.	Sa	rah Lechner		
City, State and Zip Code*	Оре	erator Mailing Addres	ss*	
Muskego, WI 53150	109	50 N Hearthstone Str	reet	

Owner's Phone #*		City, State and Zip (Code*	Item 3.
608-604-6566		Elkhorn, WI 53121		
Owner's Email*		Operator's Phoen #	and Email *	
jenniferhalverson67@gmail.com		262-923-0647 whis	skeyriverjack@icloud.com	
New Business Use/Operation Info	rmation			
Description of Business use or Op	erations*			
bar and griill				
Previous Use of Space*	Hours of Operation	ns (Weekdays)*	Hours of Operations (Weekends)*	
bar and grill 5		2		
Feet*	# Toilet Fixtures*	# Full Time Employ	ees* # of Part Time Employees 5	;*
UNKNOWN				
Customer Seating*	Seating Capacity*		Total Employee Hours Per Year (include yourself if self-employed)*	
▼ Yes No	44		126	
Sprinkler System*	7	- Hazardous/Flami	mable Chemicals used/stored*	
▼ Yes No			ach MSDS Sheets)	
Specified Use of Property and Bu	ilding(s)			_
Building A*				
bar and grill				

Fencing

Plantings

Signage(Separate Sign Permit Application Needed)

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

AsphaltConcrete

YesNo

Type (Check all that apply)*			Item 3.
Freestanding			
Monument			
Projecting			
Awning/Canopy			
Electronic Message			
Pylon			
Arm/Post			
■ Window			
Mobile/Portable or Banner			
None			
If other, what type			
metal			
Location of Signs*			
utilizing the same space above entry way			
Entertainment			,
Is there any type of music in this proposal?*	Ţ		
Yes (Separate License from Clerk's Office			
Required)			
▼ No			
Live *	\exists	When will this be offered to customers*	٦
Yes		■ Monday	
▼ No		■ Tuesday	
		Friday	
		Saturday Saturday	
		Sunday	
		✓ None	

What time(s) will this be offered			nem 3.
Outdoor Lighting			
Гуре*			
unknown			
Location*			
unknown			
Utilities			,
_Will you be connected to City _	☐ Is there a private well on-site*	Types of Refuse Disposal*	T
Water and Sewer*	☐ Yes	Municipal	
▼ Yes	✓ No	Private	
■ No			
Approval Date by the Department of Nat	tural Resources of the well for proposed us	e	
Approval Date by the County Health Depexisting septic system	partment for		,
What types of sanitary facilities are to be	installed for the proposed operation*		
already existing building			
Surface Water Drainage Facilities (descri	ibe or include in site plan)*		
already existing building			

Licenses/Permits

			_ "
Is a highway access permit needed from the State, County or local Municipality*	Is a cigarette license required? (Separate license from Clerk's office)*	Is a liquor license required? (Separate license from Clerk's office)*	Did Wisconsin Department of Safety and Professional Services Division of
		▼ Yes No	Industry Services approve building plans*
			☐ Yes ☑ No

–Pe	rmitted 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 supple 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 faciliites
	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
V	Restaurants without drive-thru facilities
	Sporting goods stores

14	^
Itam	

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 	s,
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	y
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	
College, Universities, Schools, Churches, Libraries, Government buildings	

item	

Fermitted Conditional Uses (Flease 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
■ 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*	
Sarah Lechner	11/10/2025	

5, 5:19 PM wh	nitewater-wi.gov/Admin/FormCenter/Submissions/Print/2055	
Inspector/Zoning Signature	Date	Item 3.
Cost Recovery Certificate and Agreement		
Pursuant to Ordinance 19.74.010 and 16.04.270 of the	e City of Whitewater Municipal Code	
Whitewater Municipal Code, providing for city recover the Applicant's request. All costs incurred by the city request shall be recoverable, including by not limited and rendered in review of any application, including to village for purposes of review of the application or pro- recoverable pursuant to the terms of the above number Municipal Code. At no time shall any cost recoverable	agrees to be bound by Ordinances 19.74.010 and 16.04.2 ery of all city costs and disbursements incurred directly of in the consideration of any requests by the Applicant relato, all professional and technical consultant services and the engineer, planner, attorney, or any other professional desubmission request. The Applicant agrees to reimburse ared ordinance within the time period set forth by the City the fees be waived, except through the process of a written the Common Council, and official action taken by the Control of the common council, and official action taken by the Control of the common council, and official action taken by the Control of the common council, and official action taken by the Control of th	or indirectly related to ited to the Applicant's fees retained by the city or expert hired by the the City for all costs of Whitewater request by the Applicant
PROJECT INFORMATION PROJECT NAME*		
1850 Tavern on Main - change of ownership		
PROJECT LOCATION*		
130 W Main Street		
APPLICANT INFORAMTION		
NAME*		
Sarah Lechner		
MAILING (BILLING) ADDRESS*		
1050 N Hearthstone Street, Elkhorn, WI 53121		

EMAIL ADDRESS*

whiskeyriverjack@icloud.com

ATTORNEY INFORMATION

PHONE*

262-923-0647

ltom	2	

NAME		Item 3
PHONE	EMAIL ADDRESS	
SIGNATURE OF APPLICANT*	DATE*	
Sarah Lechner	11/10/2025	

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.

		. 6
ĸ	\boldsymbol{A}	Pи

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
Occupancy Classification	Occupancy Classification Surrounding Units	Zoning of Property	Use Permitted By Right By CUP PC Approval Required

Approval	Date	Approval	Date	nem 3.
Approved		Approved		
Denied		Denied		
	//			//
_Public Works	Date	_City Engineer	Date	
Approval		Approval		
Approved		Approved		
Denied		Denied		//
Police Department	Date	Fire Department	Date	
Approved		Approval		
Denied		Approved		
	//	Denied		//
·				

Office of Neighborhood Services 312 W. Whitewater St. Whitewater, WI 53190

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 8th day of December, 2025 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for Sale of Alcohol by the Drink located at 130 W Main Street, Parcel ID #/WUP 00255 for Sarah Lechner d/b/a Lechner Holdings LLC.

The Site Plan Review 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. <u>COMMENTS FOR, OR AGAINST THE</u>

PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant

CITY OF WHITEWATER 'PUMP HOUSE' 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 'PUMP HOUSE' 312 W WHITEWATER ST WHITEWATER, WI 53190-9000 R&B BRASS RAIL CORPORATION 130 W MAIN ST WHITEWATER, WI 53190

CBP PROPERTIES LLC 417 N FREMONT ST WHITEWATER, WI 53190 SHABANI INVESTMENTS LLC 11337 E COUNTY RD N WHITEWATER, WI 53190-9000 KETTERHAGEN TRUST 1631 PEARSON CT WHITEWATER, WI 53190

ILMI SHABANI TRUST ANIFE SHABANI TRUST 11337 E COUNTY RD N WHITEWATER, WI 53190-9000 MIKNNA LLC C/O AROPA DESIGNS 144 W MAIN ST WHITEWATER, WI 53190 WOKES LLC 146 W MAIN ST WHITEWATER, WI 53190

JOSE J BARAJAS JUANA BARAJAS 409 BUCKINGHAM BLVD WHITEWATER, WI 53190 MARY E KETTERHAGEN KETTERHAGEN TRUST 1631 PEARSON CT WHITEWATER, WI 53190 KETTERHAGEN TRUST 1631 PEARSON CT WHITEWATER, WI 53190

KETTERHAGEN TRUST 1631 PEARSON CT WHITEWATER, WI 53190 KETTERHAGEN TRUST 1631 PEARSON CT WHITEWATER, WI 53190 CITY OF WHITEWATER 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

GREGORY APRAHAMIAN TAMMY J APRAHAMIAN S107 W30511 SANDY BEACH RD MUKWONAGO, WI 53149-4900 DRILON LLC 168 W MAIN ST WHITEWATER, WI 53190-9000 172 MAIN LLC S107W30511 SANDY BEACH RD MUKWONAGO, WI 53149-4900

WHITEWATER RENTALS LLC S107W30511 SANDY BEACH RD MUKWONAGO, WI 53149-4900 WHITEWATER RENTALS LLC S107W30511 SANDY BEACH RD MUKWONAGO, WI 53149-4900 WHITEWATER RENTALS LLC S107W30511 SANDY BEACH RD MUKWONAGO, WI 53149-4900

DAVID E SAALSAA 184 W MAIN ST #3 WHITEWATER, WI 53190 CENTER STREET RENTALS LLC W9597 BREIDSAN DR WHITEWATER, WI 53191-9100 CITY OF WHITEWATER 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 312 W WHITEWATER ST WHITEWATER, WI 53190-9000 STEPHEN W FAIRCHILD 126 W CENTER ST WHITEWATER, WI 53190-9000 STONEGATE MANAGEMENT LLC S107 W30511 SANDY BEACH RD MUKWONAGO, WI 53149-4900

WHITEWATER RENTALS LLC S107W30511 SANDY BEACH RD MUKWONAGO, WI 53149-4900 JORGE ISLAS MARTINEZ 565 S FRANKLIN ST WHITEWATER, WI 53190-9000 MEXSAL LLC 565 S FRANKLIN ST WHITEWATER, WI 53190-9000

DLK ENTERPRISES INC 141 W MAIN STREET BUILDING HBCK LLC 2924 CANDLEWOOD DR C/O BARBARA KRAMER PO BOX 239 4906 LEE BLVD JANESVILLE, WI 53546-4600 WHITEWATER, WI 53190 SHADY SIDE, MD 20746-4600 WHITEWATER RENTALS LLC RUSSELL WALTON FAMILY TRUST LAKE COUNTRY PARTNERSHIP LLC S107W30511 SANDY BEACH RD KIMBERLY WALTON FAMILY TRUST S107 W30511 SANDY BEACH RD 1005 W MAIN ST MUKWONAGO, WI 53149-4900 MUKWONAGO, WI 53149-4900 STE C WHITEWATER, WI 53190-9000 KD WILCOX INVESTMENTS LLC KD WILCOX INVESTMENTS LLC **AUREL BEZAT** DANIELA BEZAT **PO BOX 440** PO BOX 440 751 CAMBRIDGE DR WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 JANESVILLE, WI 53548-0300 JLY 3 LLC **BULLDOG INVESTMENTS LLC** GKC RENTALS-WHITEWATER LLC PO BOX 111 109 S FIRST ST W7723 HACKETT RD MAYVILLE. WI 53050-5000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 GKC RENTALS-WHITEWATER LLC MIQIS LLC MARIETTA RENTALS LLC W7723 HACKETT RD 11337 E COUNTY RD N 123 W CENTER ST WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 MARIETTA RENTALS LLC WHITEWATER RENTALS LLC WHITEWATER RENTALS LLC 123 W CENTER ST S107W30511 SANDY BEACH RD S107W30511 SANDY BEACH RD WHITEWATER, WI 53190-9000 MUKWONAGO, WI 53149-4900 MUKWONAGO, WI 53149-4900 CITY OF WHITEWATER WISCONSIN DAIRY SUPPLY CO TAX COM CITY OF WHITEWATER 312 W WHITEWATER ST PO BOX 239 312 W WHITEWATER ST WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WISCONSIN DAIRY SUPPLY CO TAX COMM CITY OF WHITEWATER CITY OF WHITEWATER PO BOX 239 312 W WHITEWATER ST 312 W WHITEWATER ST WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 CITY OF WHITEWATER CC PROPERTY DEVELOPMENT LLC CC PROPERTY DEVELOPMENT LLC 312 W WHITEWATER ST 111 W WHITEWATER ST 111 W WHITEWATER ST WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 WHITEWATER, WI 53190 CC PROPERTY DEVELOPMENT LLC CC PROPERTY DEVELOPMENT LLC WISCONSIN DAIRY SUPPLY CO TAX COMI 111 W WHITEWATER ST 111 W WHITEWATER ST PO BOX 239 WHITEWATER, WI 53190 WHITEWATER, WI 53190 WHITEWATER, WI 53190-9000

Item 3. WISCONSIN DAIRY SUPPLY CO TAX COMM RUTH WALTON RENTALS LLC **RUBEN ARANDA** PO BOX 239 135 JEFFERSON ST W3442 VANNOY DR WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 WHITEWATER, WI 53190 JAMES S FERO STACY L ROPIAK SHIRLEY STONE HAPKA TRUST 131 N JEFFERSON ST 127 N JEFFERSON ST 115 N FRANKLIN ST WHITEWATER, WI 53190 WHITEWATER, WI 53190 WHITEWATER, WI 53190-9000 RUSSELL WALTON FAMILY TRUST EA INVESTMENTS INC CHICAGO MILWAUKEE ST PAUL RR KIMBERLY WALTON FAMILY TRUST 1127 PRAIRIE DR WHITEWATER, WI 53190 1005 W MAIN ST STE 100 STE C RACINE, WI 53406 WHITEWATER, WI 53190-9000 **R&B BRASS RAIL CORPORATION** RICHARD H KRAUS JR TRUST CITY OF WHITEWATER PAMELA T KRAUS TRUST 130 W MAIN ST 312 W WHITEWATER ST N8039 HWY 89 WHITEWATER, WI 53190 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 CITY OF WHITEWATER COMMUNITY DEVELOPMENT AUTHORITY CITY OF WHITEWATER 'PUMP HOUSE' 312 W WHITEWATER ST 312 W WHITEWATER ST 312 W WHITEWATER ST WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 MARK MYSZKEWICZ CITY OF WHITEWATER STATE OF WISCONSIN DEPT OF TRANSPO KIMBERLY MYSZKEWICZ 312 W WHITEWATER ST PO BOX 7921 911 W PECK ST WHITEWATER, WI 53190-9000 MADISON, WI 53707-2100 WHITEWATER, WI 53190-9000 CITY OF WHITEWATER DEVELOPMENT AL COMMUNITY DEVELOPMENT AUTHORITY BRETT I AUNDERVILLE 312 W WHITEWATER ST 312 W WHITEWATER 136 N JEFFERSON ST WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 COMMUNITY DEVELOPMENT AUTHORITY CITY OF WHITEWATER ROY T QUICKEL 312 W WHITEWATER ST 312 W WHITEWATER ST 131 N GEORGE ST WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 CITY OF WHITEWATER KETTERHAGEN TRUST CITY OF WHITEWATER 312 W WHITEWATER ST 117 N FIRST ST 312 W WHITEWATER ST WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 WHITEWATER, WI 53190-9000 CITY OF WHITEWATER UNKNOWN JM GREEN RENTALS LLC

WHITEWATER, WI 53190-9000

312 W WHITEWATER ST

WHITEWATER, WI 53190-9000

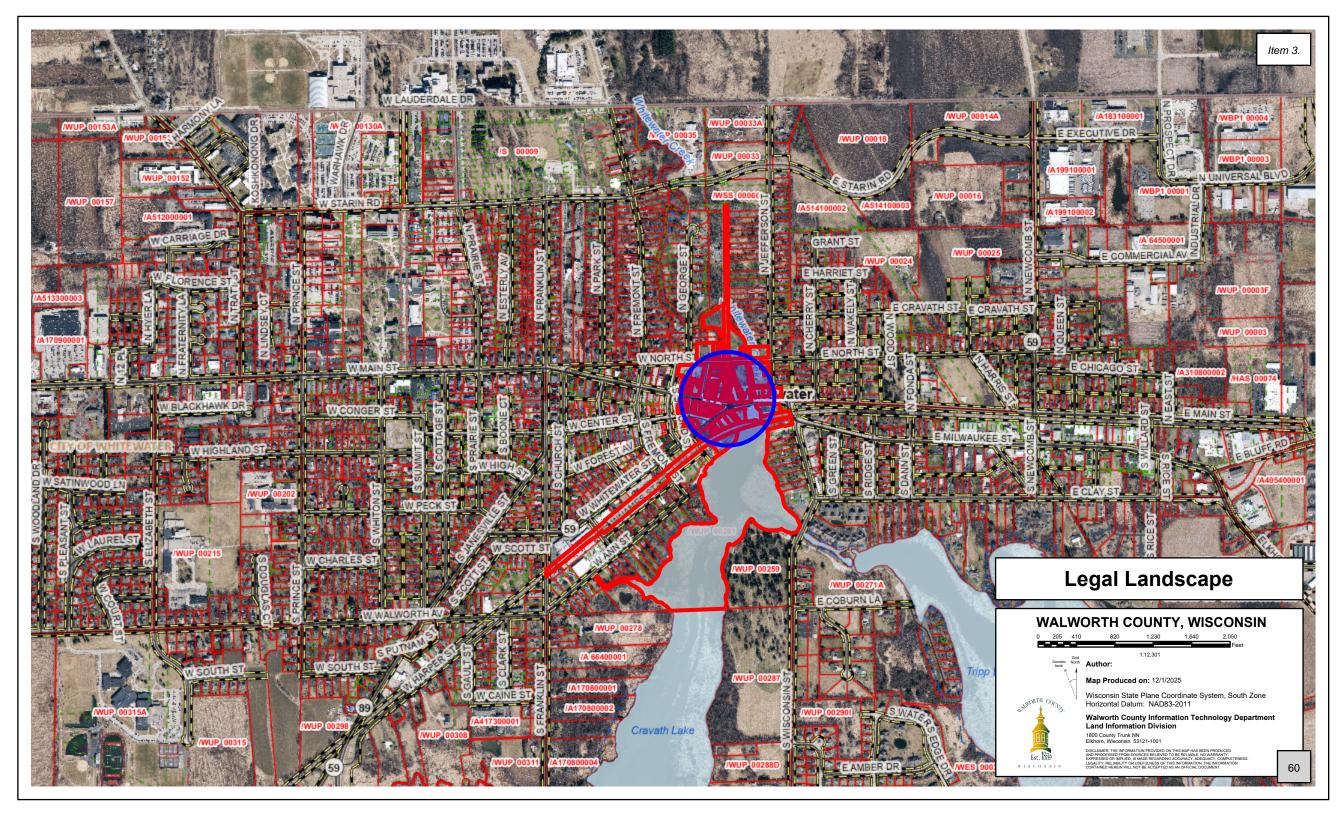
W7296 US HWY 12

WHITEWATER, WI 53190-9000

BRUCE B BREWER JOY R BREWER 141 N GEORGE ST WHITEWATER, WI 53190-9000 CITY OF WHITEWATER 312 W WHITEWATER ST WHITEWATER, WI 53190-9000 CITY OF WHITEWATER 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 312 W WHITEWATER ST WHITEWATER, WI 53190-9000 TROY D HANSEN 1600 JAMES WAY FORT ATKINSON, WI 53538-3800 DAVID R WILLIAMS 220 N JEFFERSON ST WHITEWATER, WI 53190-2200

STEVE J GONZALEZ DAKOTA L BURKHART 228 N JEFFERSON ST WHITEWATER, WI 53190-9000 LYLE STROOISMA CAROL A STROOISMA 234 N JEFFERSON ST WHITEWATER, WI 53190 BRUCE LYON SHIRLEY B LYON 203 N JEFFERSON ST WHITEWATER, WI 53190



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

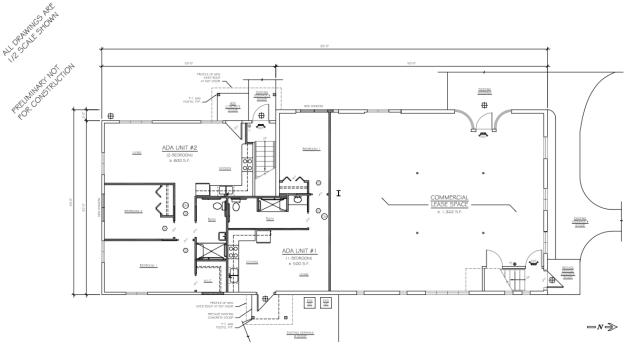
Re: Conditional Use Permit

Summary of Request	
	Conditional Use Permit (CUP) for first floor residential and
Requested Approvals:	modification of existing residential space.
Location:	209 S Taft Street (/HAS 00046)
Current Land Use:	Vacant building previously mixed use
Proposed Land Use:	Mixed use building
Current Zoning:	B-1 Community Business District
Proposed Zoning:	N/A
Future Land Use,	Community Business
Comprehensive Plan	

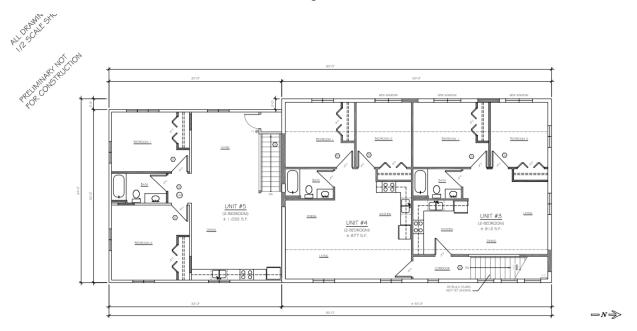
Staff Review

The applicant is requesting a conditional use permit for first floor residential use in the B-1 Community Business District within the City of Whitewater, as well as a modification to existing residential use in the second level of an existing building located at 209 S Taft Street. The property has been vacant for a long time and was recently on the market for sale after the previous owner/tenant decided not to move forward with a Conditional Use Permit for a woman's clinic and maternity home. On November 14, 2023, a CUP was approved for both the clinic space on the ground level, and residential use on the upper level, however the CUP became void after the project did not move forward.

The Walworth County Housing Authority has now purchased the building and would like to renovate the building to convert half the ground floor into two ADA accessible apartments, one, one bedroom unit, and one, two-bedroom unit.



The other fifty percent of the ground floor will remain as commercial space for lease. The second floor will be renovated to accommodate 3 new apartments, all of which will have two bedrooms.



The residential unit must meet the following standards:

- 1. A limit of four unrelated persons.
- 2. Three hundred fifty square feet of usable open space shall be required for each dwelling unit for structures with two or more units.
- 3. Number of parking spaces is determined using the R-3 parking regulations for the residential units.

#1 Limit of unrelated persons The owner, manager, or business must never allow more than 4 unrelated persons to reside in the residential space. This is a requirement that must be met, and always adhered to after the conditional use permit is issued.

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

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

This site appears to be in compliance with condition number 2, requiring three hundred and fifty square feet of usable open space per each dwelling unit.

5 dwelling units= 1,750 square feet required

The site currently has 7,707 square feet of green space.

#3 Parking per R-3 regulations and standards

R-3 = 80% per bedroom

13X.80 = 7.2

The applicant states that there is 13 parking spaces on site currently, which is sufficient for requested use, and number of bedrooms, making the site in compliance with condition number 3.

A first-floor residential unit may be permitted if it meets the following standards:

- 1. The unit is ADA compliant.
- Any residential unit access must exit from the rear of the principal structure; or have a main street access which must be through a common entryway used by nonresidential use.

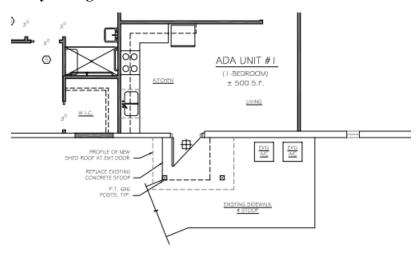
3. Not occupy more than fifty percent of the first floor.

#1 The unit is ADA compliant.

It appears that the proposed ground level is compliant with this requirement showing two ADA compliant units.

#2 Any residential unit access must exit from the rear of the principal structure; or have a main street access which must be through a common entryway used by nonresidential use.

The proposed plans do not currently meet this requirement, as ADA Unit 1 on the ground level has a front entry facing Taft Street.



#3 Not occupy more than fifty percent of the first floor.

The proposed plans appear to be in compliance with this requirement.

Planner's Recommendations

- 1) Staff recommends that Plan Commission **APPROVE** the Conditional Use Permit for first floor residential for the parcel located at 209 S Taft Street, tax key /HAS 00046 with the following conditions:
 - a. All building and zoning permits are approved and obtained.
 - b. All dumpsters shall be screened by fencing or landscaping.
 - c. No outdoor storage shall be permitted.
 - d. Open space shall be maintained per code at all times.

- e. Unrelated persons shall not exceed 4 at any time.
- f. Applicant must follow all city ordinances regarding signage.
- g. Applicant must include a Knox Box on the outside of the building.
- h. Applicant must adhere to city ordinances concerning lighting, landscaping, and buffering and work with city staff to ensure compliance.
- i. ADA Unit 1 shall be reconfigured, and the entry shall be placed off the rear of the building, or through a common area. Updated plans shall be approved by City staff.
- j. Any stipulations as indicated by the PARC.

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

22 LINNAS TENTION

WALWORTH CO. HOUSING AUTHORITY MIXED-USE BUILDING

209 South Taft Street, Whitewater, WI 53 I 90

DRAWING INDEX, SITE PLAN, SITE AERIAL PHOTO LANDSCAPING PLAN, DUMPSTER DETAILS SITE LIGHTING PLAN

ROOF PLAN (REMODEL) ELEVATIONS (REMODEL)

MAIN FLOOR PLAN (REMODEL) SECOND FLOOR PLAN (REMODEL)

ELEVATIONS (REMODEL

SECOND FLOOR PLAN (DEMO)

MAIN FLOOR PLAN (AS-BUILT) SECOND FLOOR PLAN (AS-BUILT) ROOF PLAN (AS-BUILT)

AB-3 AB-4 AB-5 D-1 D-2 ELEVATIONS (AS-BUILT) ELEVATIONS (AS-BUILT) MAIN FLOOR PLAN (DEMO

REMODEL EXISTING BUILDING FOR MIXED-USE . 5) APARTMENTS AND COMMERCIAL SPACE.

IEBC LEVEL II ALTERATION.

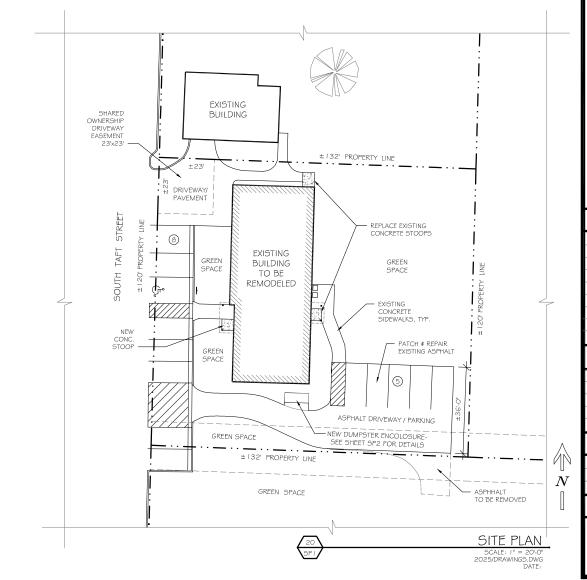
DUILDING INFORMATI	ON:
CONSTRUCTION TYPE:	TYPE V
BUILDING FOOTPRINT:	± 2,724 5.1
ALTERED AREA:	5,448 5.1
NO. OF FLOORS:	
OCCUPANCY GROUP:	B / R-
SPRINKLERED:	N
SOIL BEARING:	2.000 psf ASSUME

RISK CATAGORY: TABLE 1604.5

SITE INFORMATION	SITE	INFORMATION	:
------------------	------	-------------	---

SITE AREA:	±15,320 S.F.	(0.35 ACRE)
FOOTPRINT AREA:	2,724 S.F.	(17.8%)
PARKING AREA:	4,254 S.F.	(27.8%)
SIDEWALK AREA:	624 S.F.	(4.1%)
GREEN SPACE AREA:	7,707 S.F.	(50.3%)





SITE AERIAL PHOTO - (FROM WALWORTH COUNTY G.I.S. WEBSITE)

HOUSING AUTHORITY BUILDING Taft Street , WI 53190 WALWORTH (MIXED-USE E 209 South T DRAWING NAMES SITE AERIAL PHOTO REVISIONS PROJECT DATA

DRAWN BY: J.K.

SHEET NO.

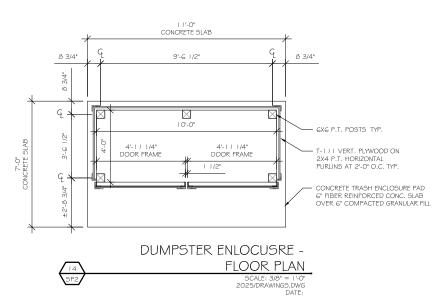
Amelnitteets,

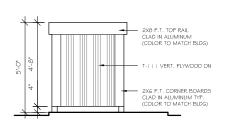
and

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

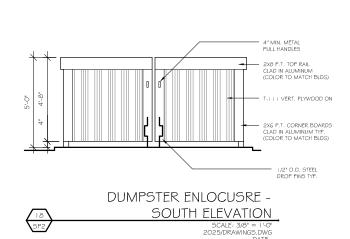
PINSORIES POR

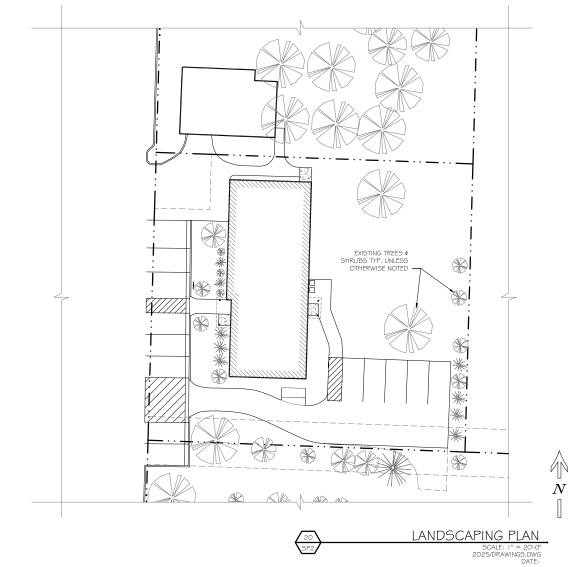
PRELIMITARY RUCTIONS

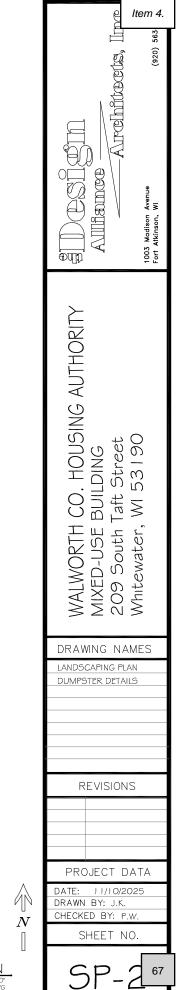


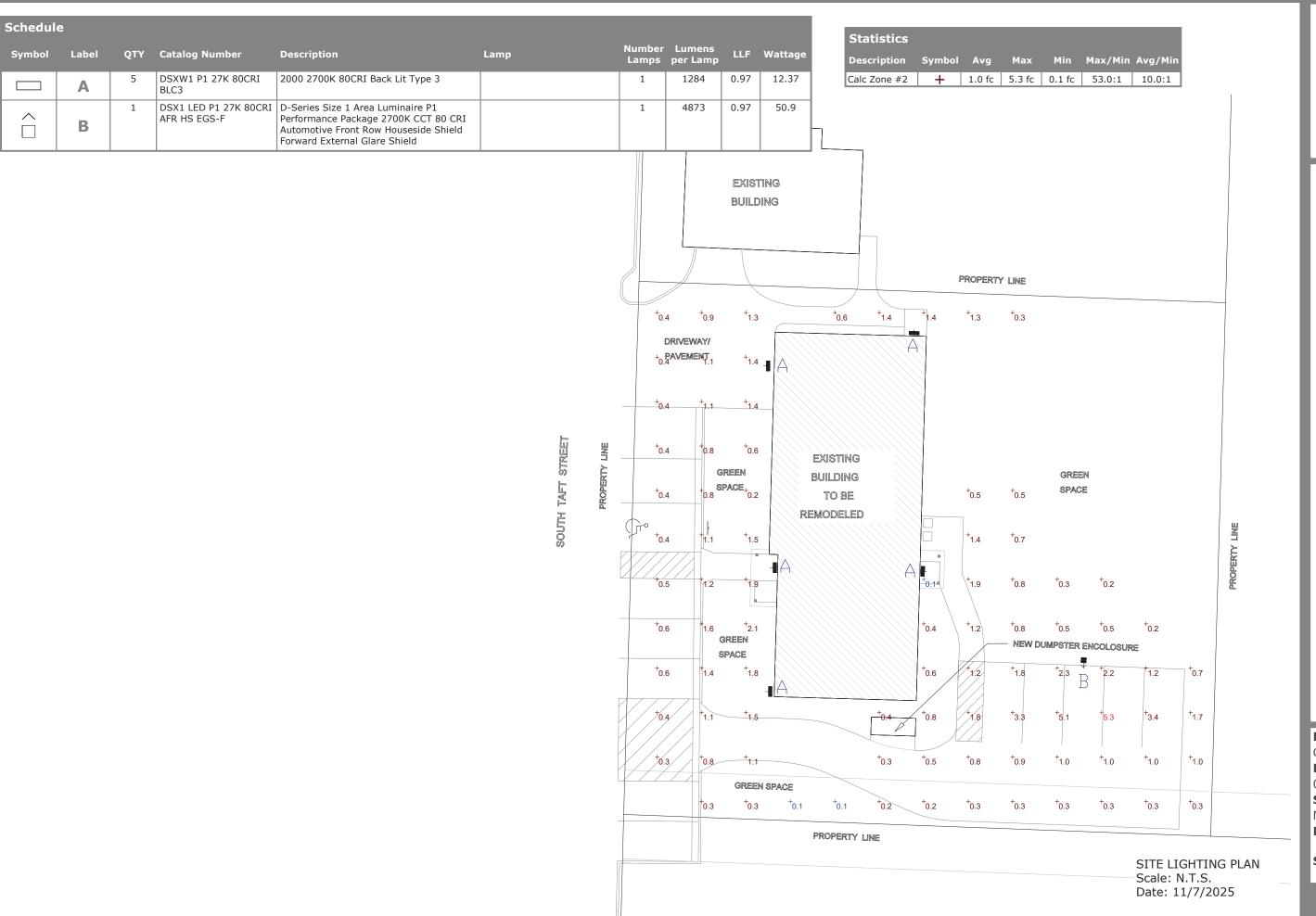












WALWORTH CO. HOUSING AUTHORITY
MIXED-USE BUILDING
209 South Taft Street
Whitewater, WI 53190

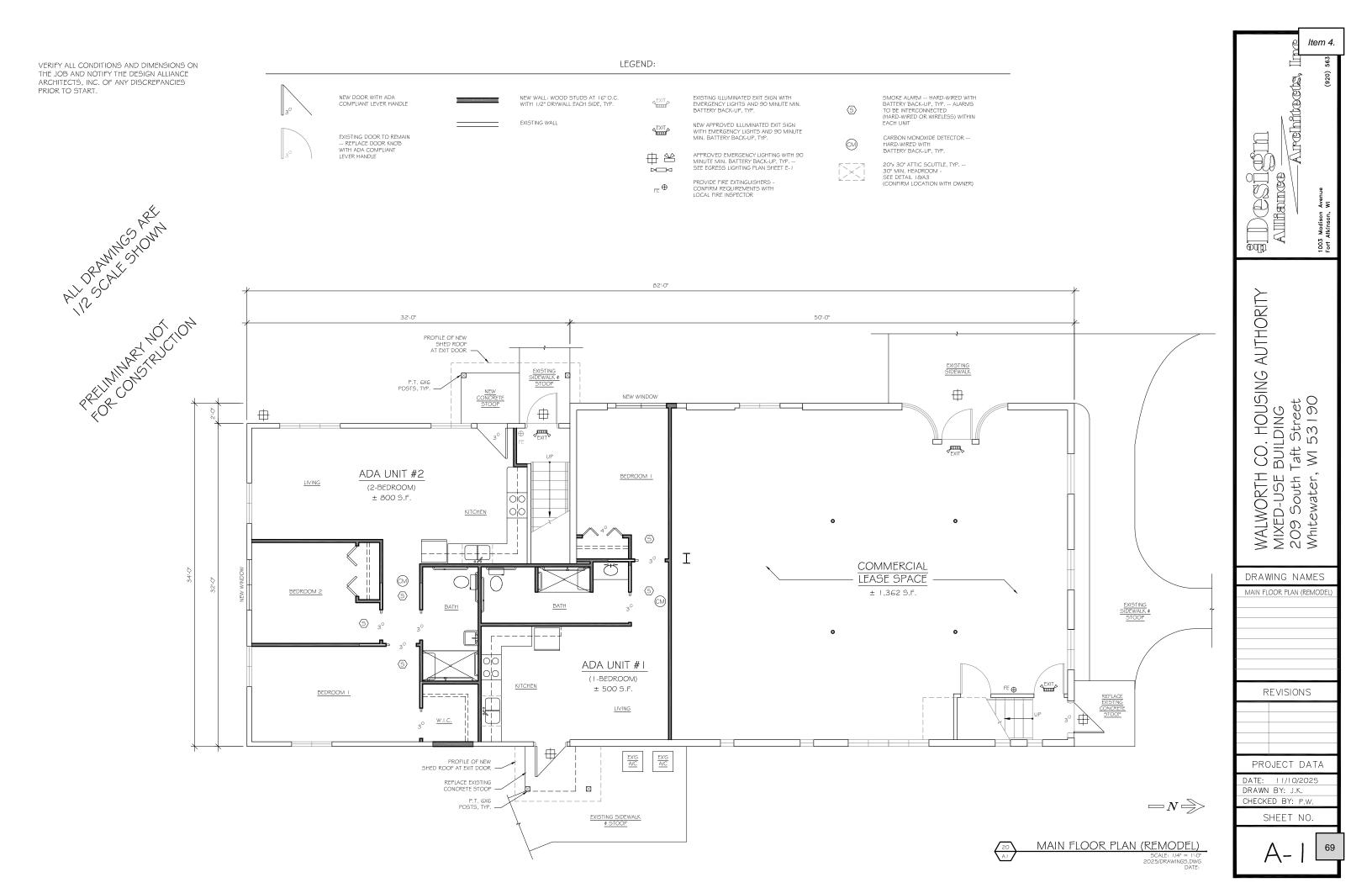
4 Design

Item 4.

Designer
CL
Date
07/02/2025
Scale
Not to Scale
Revision No.

Summary

SP-3



PRIOR TO START.

NEW DOOR WITH ADA COMPLIANT LEVER HANDLE NEW WALL: WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL EACH SIDE, TYP. EXISTING WALL EXISTING DOOR TO REMAIN -- REPLACE DOOR KNOB WITH ADA COMPLIANT LEVER HANDLE # # . | |

EXISTING ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND 90 MINUTE MIN. BATTERY BACK-UP, TYP.

NEW APPROVED ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND 90 MINUTE MIN. BATTERY BACK-UP, TYP.

APPROVED EMERGENCY LIGHTING WITH 90 MINUTE MIN. BATTERY BACK-UP, TYP. -- SEE EGRESS LIGHTING PLAN SHEET E-1

PROVIDE FIRE EXTINGUISHERS -CONFIRM REQUIREMENTS WITH LOCAL FIRE INSPECTOR

 $_{\text{FE}}$ \oplus

SMOKE ALARM -- HARD-WIRED WITH BATTERY BACK-UP, TYP. -- ALARMS TO BE INTERCONNECTED (HARD-WIRED OR WIRELESS) WITHIN (5) **EACH UNIT**

CARBON MONOXIDE DETECTOR --HARD-WIRED WITH BATTERY BACK-UP, TYP.

20'x 30" ATTIC SCUTTLE, TYP. --30" MIN. HEADROOM -SEE DETAIL 18/A3 (CONFIRM LOCATION WITH OWNER)

AL SOAL SHOW PRELIMINATED TO 82'-0" 32'-0" 50'-0" NEW WINDOW NEW WINDOW NEW WINDOW BEDROOM I BEDROOM 2 BEDROOM I BEDROOM 2 BEDROOM I LIVING (5) (5) (5) BATH (5) (CM) UNIT #5 (2-BEDROOM) LIVING KITCHEN UNIT #3 DINING ± 1,035 S.F. UNIT #4 (2-BEDROOM) ± 812 S.F. (2-BEDROOM) KITCHEN DINING ± 877 S.F. DINING BEDROOM 2 LIVING (5) CORRIDOR RE-BUILD STAIRS (NOT YET SHOWN) 32'-0" ± 50'-0"

-N

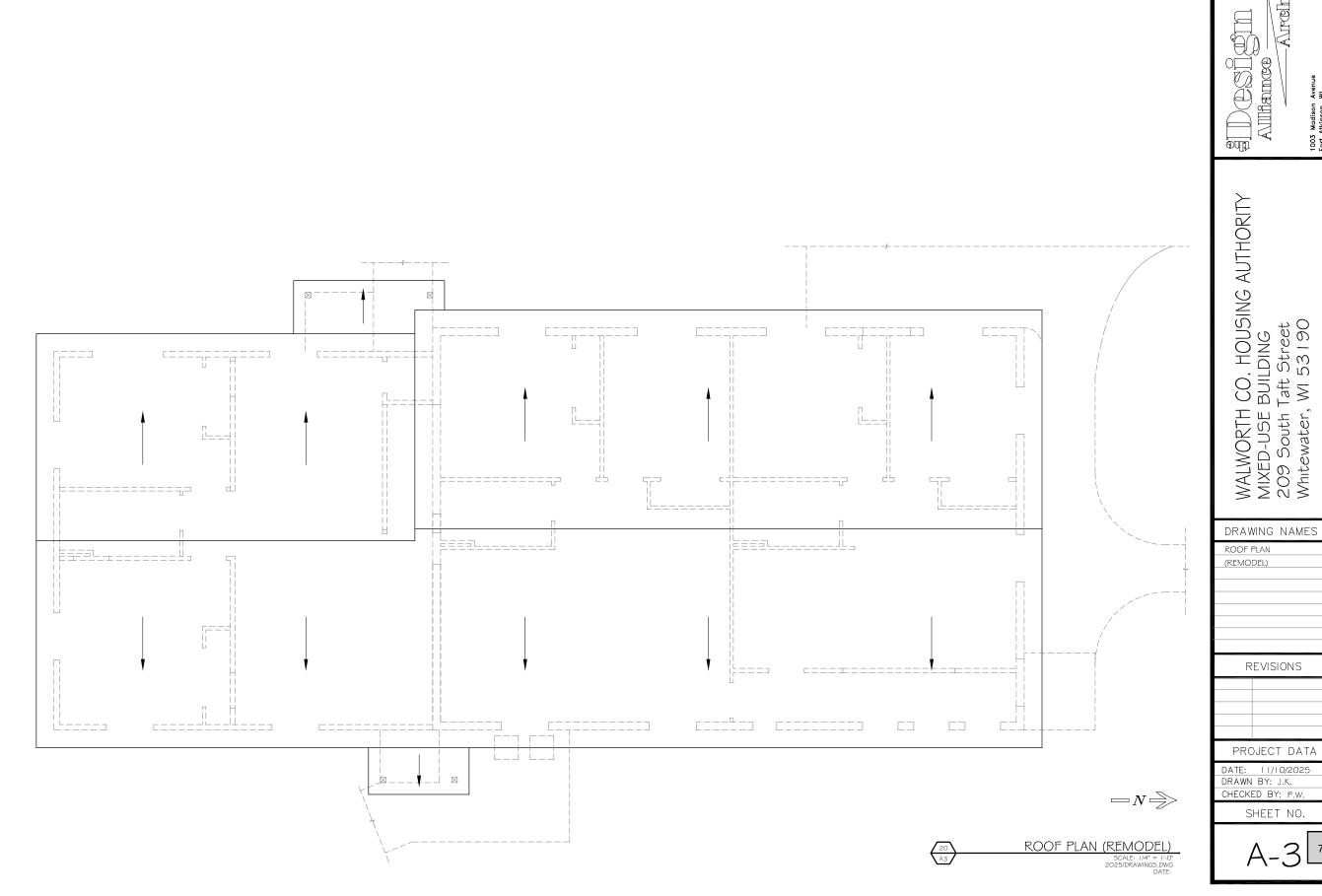


Arrelhitteets, Alllannce apull) WALWORTH CO. HOUSING AUTHORITY MIXED-USE BUILDING 209 South Taft Street Whitewater, WI 53190 DRAWING NAMES SECOND FLOOR PLAN REVISIONS PROJECT DATA DATE: DRAWN BY: J.K. CHECKED BY: P.W. SHEET NO.

Item 4.

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

RIPS ALL STORM PRELIMINARY RULLION



Item 4.

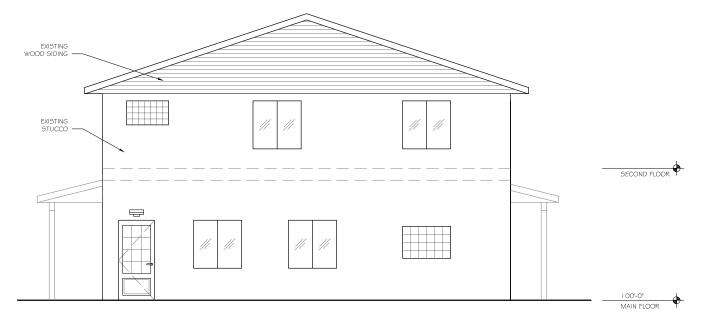
Arrelhitteetts,

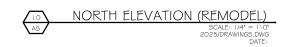
Alliannee

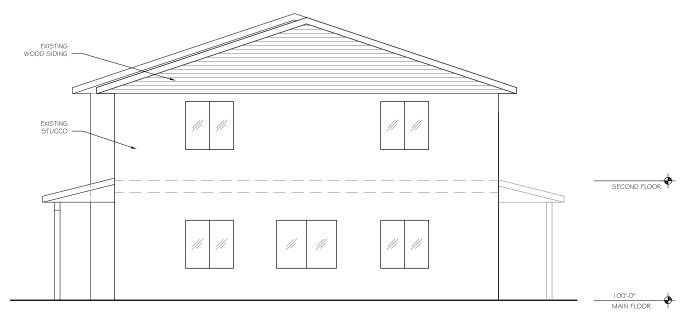
Item 4. VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE Airelhitteets, ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START. Alliance 1003 Madison Aven Fort Atkinson, WI SECOND FLOOR 3/12 \blacksquare EXISTING STUCCO -WALWORTH CO. HOUSING AUTHORITY MIXED-USE BUILDING 209 South Taft Street Whitewater, WI 53190 100'-0" MAIN FLOOR NEW SHED ROOF WITH POSTS AT EXIT DOOR ALS SALE STOWN WEST ELEVATION (REMODEL)
SCALE: I/A* = I'-O'
2025/DRAWINGS.DWG
DATE: RETURNANT RUCION DRAWING NAMES ELEVATIONS (REMODEL) // // SECOND FLOOR 3/12 REVISIONS PROJECT DATA 100'-0" MAIN FLOOR DATE: 11/10/2025 NEW SHED ROOF WITH POSTS AT EXIT DOOR DRAWN BY: J.K. CHECKED BY: P.W. SHEET NO. EAST ELEVATION (REMODEL)

SCALE: 1/4" = 1'-0"
2025/DRAWINGS.DWG
DATE: 72

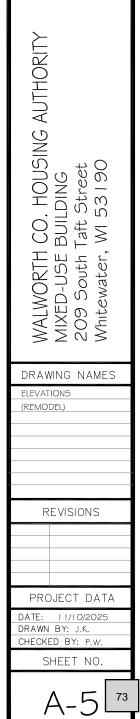
RITO SALE STORM RETURNING TRUCTION











Item 4.

1003 Madison Aven Fort Atkinson, WI

-Arrelhitteets,

Alliance



ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION



EXTERIOR PHOTO -WEST FACADE SCALE: N.T.S. 2025/DRAWINGS.DIWG













WALWORTH CO. HOUSING AUTHORITY MIXED-USE BUILDING 209 South Taft Street Whitewater, WI 53190

Arrelhitteets,

alhe

Alliance

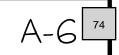
REVISIONS

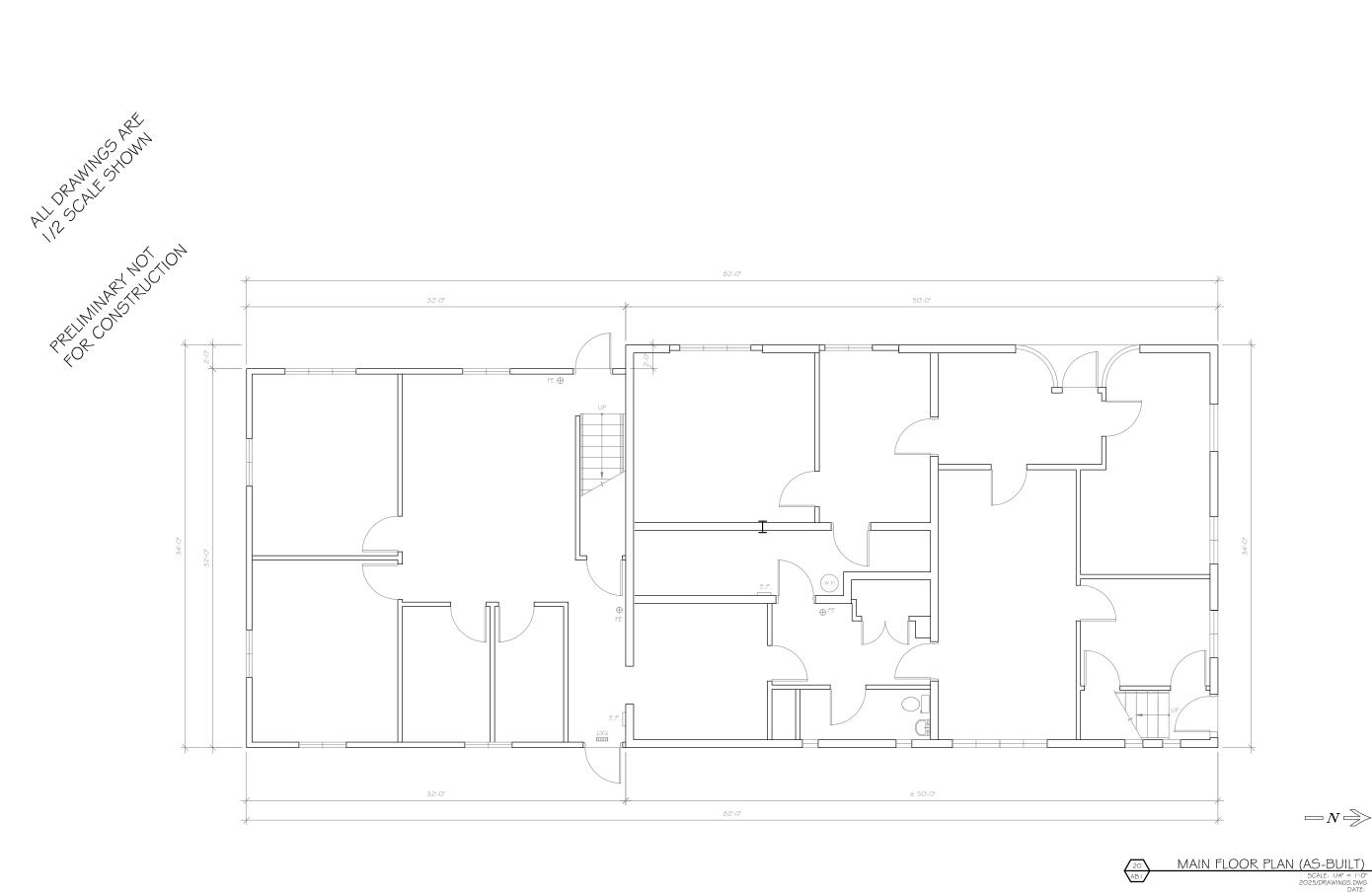
DRAWING NAMES

PROJECT DATA

DATE: 11/10/2025 DRAWN BY: J.K. CHECKED BY: P.W.

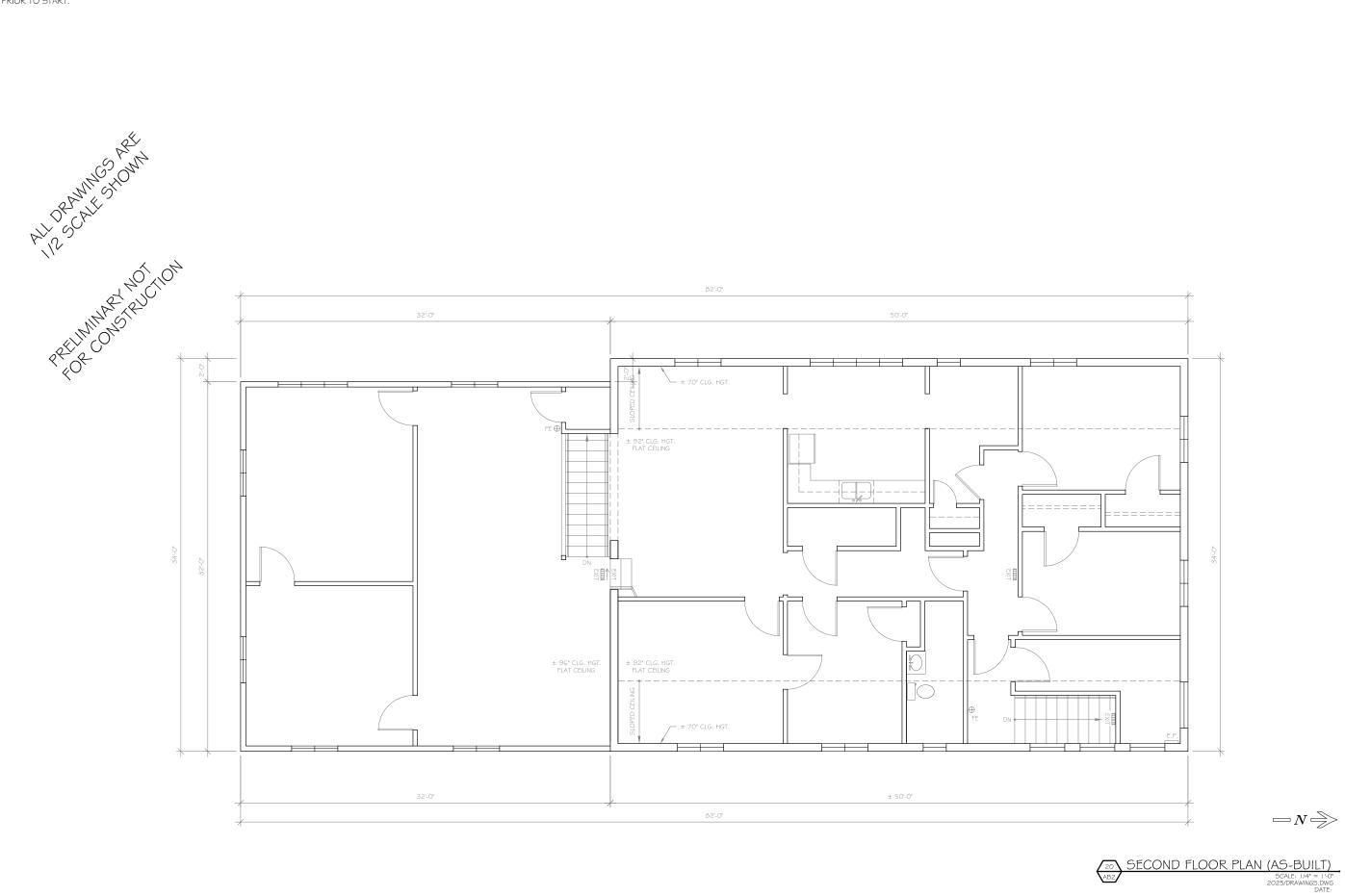
SHEET NO.





-Airehilteets, Alliance Alliance 1003 Madison Aven Fort Atkinson, WI WALWORTH CO. HOUSING AUTHORITY MIXED-USE BUILDING 209 South Taft Street Whitewater, WI 53190 DRAWING NAMES MAIN FLOOR PLAN (AS-BUILT REVISIONS PROJECT DATA DATE: 11/10/2025 DRAWN BY: J.K. CHECKED BY: P.W. SHEET NO. AB-75

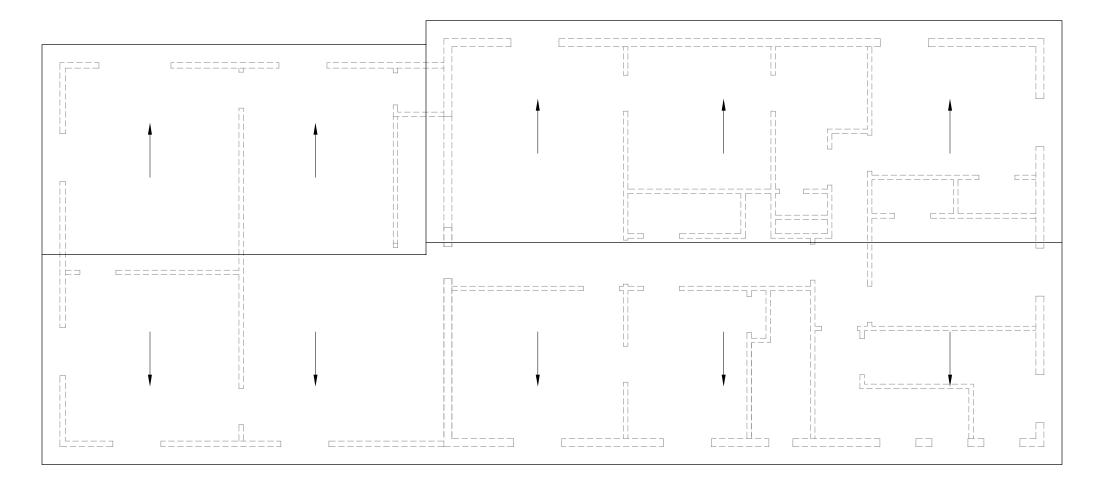
Item 4.

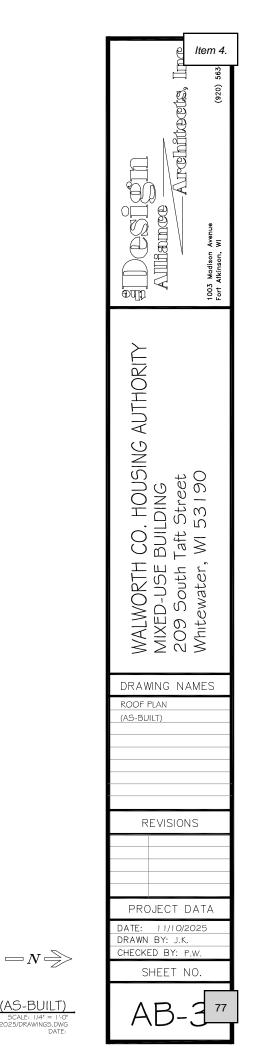




Item 4.

RIDEANNES PORTE DE LOS PRESIDENTES PORTES DE LOS PRESIDENTES PORTES DE LOS PRESIDENTES PORTES DE LOS PORTES DE LOS





ROOF PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"
2025/DRAWINGS.DWG
DATE:

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START. Arrelnitteets, Alliance ALL SCALE STORM WALWORTH CO. HOUSING AUTHORITY MIXED-USE BUILDING 209 South Taft Street Whitewater, WI 53190 PRIMARTANTIA WEST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"
2025/DRAWINGS.DWG
DATE: ELEVATIONS (AS-BUILT) SECOND FLOOR REVISIONS MAIN FLOOR DRAWN BY: J.K. CHECKED BY: P.W. SHEET NO.

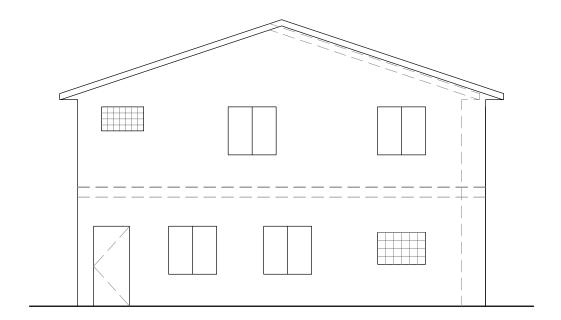
1003 Madison Aven Fort Atkinson, Wl DRAWING NAMES PROJECT DATA AB.

EAST ELEVATION (AS-BUILT)

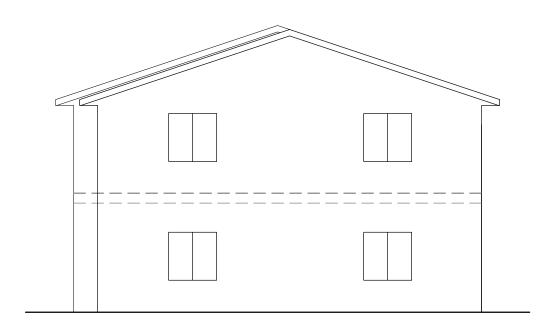
SCALE: 1/4" = 1'-0"
2025/DRAWINGS.DWG
DATE:

Item 4.

ALI SCALE HOLDER AND TON









	AMMEDINCE AMPOINTAGE TOOS Madison Avenue Fort Atkinson, WI (920) 563
J.Co DOWG ATE:	WALWORTH CO. HOUSING AUTHORITY MIXED-USE BUILDING 209 South Taft Street Whitewater, WI 53190
	DRAWING NAMES ELEVATIONS (AS-BUILT) REVISIONS
	PROJECT DATA DATE: 11/10/2025 DRAWN BY: J.K. CHECKED BY: P.W. SHEET NO.
T) I'-0* .DWG ATE:	AB-5 79

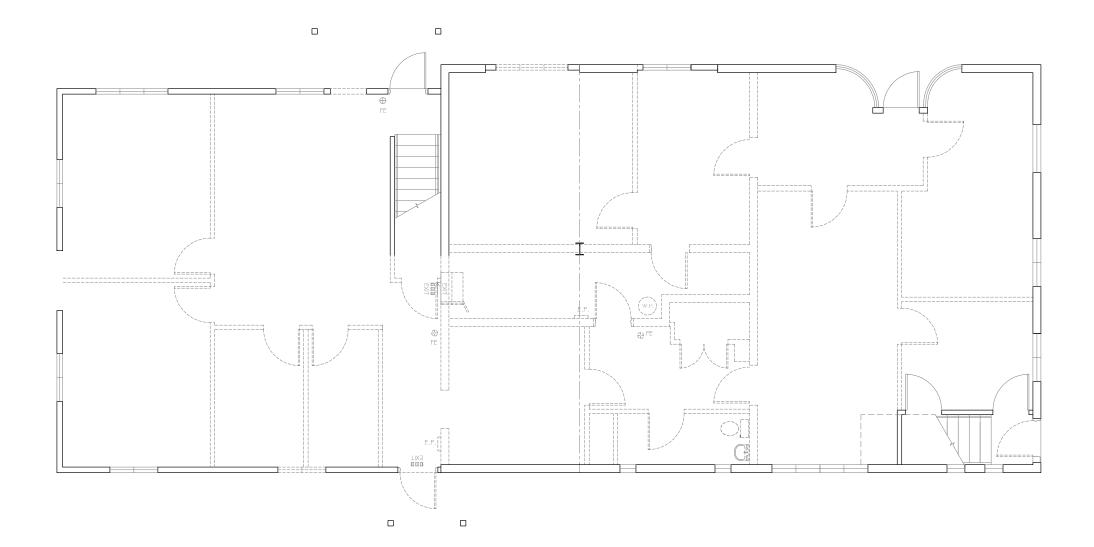
LEGEND:

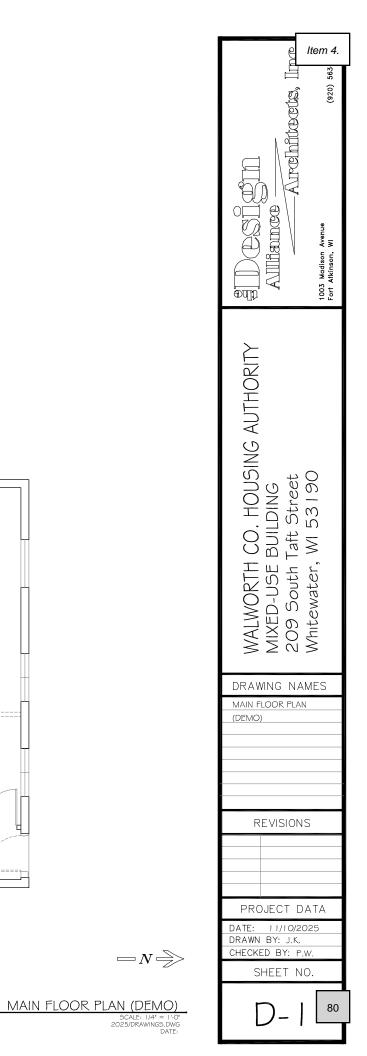
EXISTING DOOR TO REMAIN
-- REPLACE DOOR KNOB
WITH ADA COMPLIANT
LEVER HANDLE

EXISTING WALL

EXISTING WALLS TO
BE REMOVED

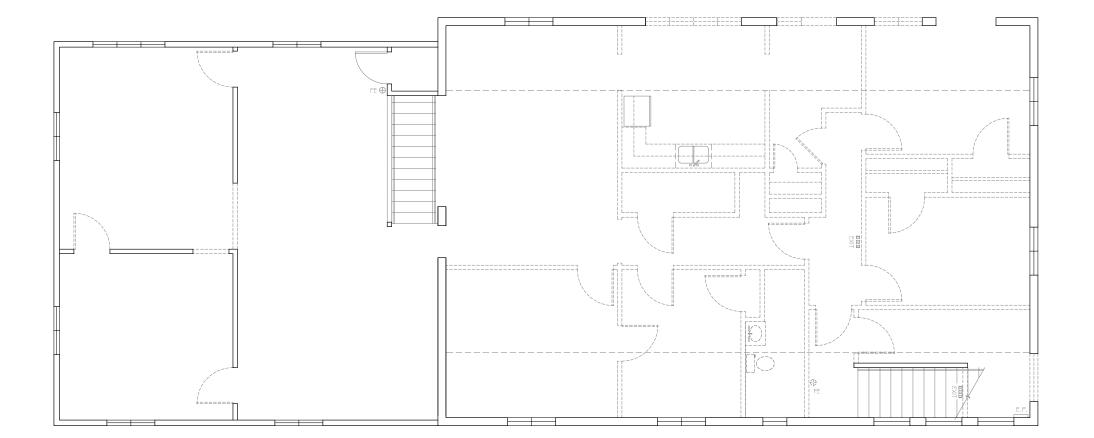
RIPS OF THE PROPERTY OF THE PR

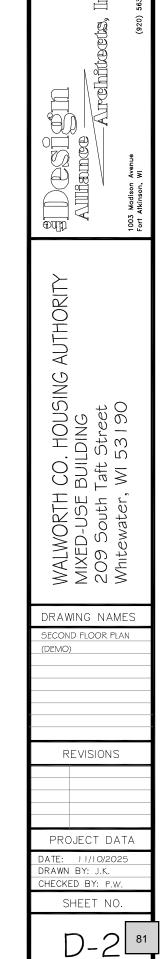




LEGEND:

RIPS OF THE PRINT OF THE PRINT





Item 4.

SECOND FLOOR PLAN (DEMO)

SCALE: |/4' = |'-0'|
2025/DRAWNIGS.DWG
DATE:

-N

Item 4.

Print

Conditional Use Permit Application - Submission #2058

Date Submitted: 11/10/2025

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 4.

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

Llana Dostie, Zoning Specialist 262-473-0144

<u>ldostie@whitewater-wi.gov</u>

Allison Schwark, Municipal Code Enforcement 262-249-6701

mcodeenforcement@gmail.com

Site Plan Upload*

Landscapin

209 I S-DRAWINGS-11-10)-
2025-11X17.pdf	





Project Address*

MSDS Sheets

Zip Code*

53121

Choose File No fi...sen

Other Information

Project Toy Koy #

City*

Elkhorn

Choose File No fi...sen

PLANNING REQUEST

General Project Information

110ject lax Key #	1 Toject Address	
	209 Taft St	
Project Title (if any)		//
Applicant, Agent & Property Owner Informa	tion	
Applicant's First Name*	Applicant's Last Name*	
Walworth County	Housing Authority	
Address*		
20 N Church St		
		,

State*

WI

84

Phone Number*			Item 4.
262-723-6123			
Email Address*			
sboss@wchawi.com			
Agent Name	Agent Company		
Sarah Boss		Housing Authority	
Address			
20 N Church St			
City	State	Zip Code	
Elkhorn	WI	53121	
Phone Number			
262-723-6123			
Email Address			
sboss@wchawi.com			
Owner First Name (if different from applicant)	Owner Last Name	е	/.
Address	<u>//</u>		

1	Will translation services be needed during the Plan	If Yes, please specify the language required.	
	Board meeting?*		
	Yes		
	✓ No		
ı			

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*

	0	*	
209 Taft St			

Tax Parcel #*	Zoning District*	nem 4.
/HAS 00046	B-1	
Requested Condtional Use*		
Mixed use Residential / Commercial		
Petitioner's interest in requested Conditional Use	Permit*	
Add affordable housing in Walworth County		
	eration or use of the structure(s) or site, number of employed units and one commercial lease space. 13 parking stalls	
Property Owner Signature*	Owner's Agent Signature*	
Sarah Boss	Walworth County Housing Authority	
Address*	Address*	
20 N Church St	Elkhorn, WI 43121	
Phone and Email*	Phone and Email*	
262-723-6123	sboss@wchawi.com	
Zoning #		
Application Review by		

5, 5:17 PM	whitewater-wi.gov	/Admin/FormCenter/Sub	missions/Print/2058	
Date				Item 4
	,			
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 N	ame*	
/HAS 00046		vacant		
	,			
Property Address*		Years in Operation*		
209 Taft St		n/a		
Property Owner*	/	New Business Name	*	
Walworth County Housing Authority		na/		
Owner Mailing Address*	/	Name of Operator*		
20 N Church St		Walworth County F	lousing Authority	
City, State and Zip Code*	/	Operator Mailing A	ddress*	
File and 14/1 50404		Tul		

Elkhorn, WI 53121

Elkhorn, WI 53121

Operator's Phoen # and Email * Sboss@schawi.com Sboss@schawi.com Sboss@schawi.com Secription of Business use or Operations* Commercial lease space tenant TBD. Previous Use of Space* Hours of Operations (Weekdays)* Hours of Operations (Weekdays)* Botal Area Space in Square Fortal Area Space in Squa	Operator's Phoen # and Email * sboss@schawi.com Soss@schawi.com New Business Use/Operation Information Operations Use/Operation Information Operation of Business use or Operations* Commercial lease space — tenant TBD. Previous Use of Space* Hours of Operations (Weekdays)* Hours of Operations (Weekdays)* Office / Residential # Full Time Employees* # of Part Time Employees* tbd # full Time Employees* # of Part Time Employees* tbd Use of Space # Total Employee Hours Per Year (include yourself if self-employed)* tbd Seating Capacity* Ibd Ibd	Owner's Phone #*		City, State and Zip C	Code*		Ite
Sboss@schawi.com Sboss@schawi.com Sboss@schawi	Sboss@schawi.com Sboss@schaw	292-723-6123	92-723-6123		292-723-6123		
Total Employees* Seating Capacity* Seating Capacity* Total Employee Hours Per Year (include yourself if self-employed)* tbd	Total Employees* Seating Capacity* Seating Capacity* Total Employees (include yourself if self-employed)* Ibd)wner's Email*	//	Operator's Phoen #	and Email *		
Pescription of Business use or Operations* Commercial lease space — tenant TBD. Trevious Use of Space* Diffice / Residential Ital Hours of Operations (Weekdays)* Ital Hours of Operations (Weekends)* Ital Total Employees* Ital Customer Seating* Yes No No Hazardous/Flammable Chemicals used/stored* Yes (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)* Total Employee Hours Per Year (include yourself if self-employed)*	Previous Use of Space* Hours of Operations (Weekdays)* Hours of	sboss@schawi.com		sboss@schawi.cor	n		
Trevious Use of Space* Hours of Operations (Weekdays)* Hours of Operations (Weekends)* Diffice / Residential Hours of Operations (Weekends)* Itbd Hours of Operations (Weekends)* Itbd Total Area Space in Square eet* Itbd Customer Seating* Yes No Seating Capacity* Total Employee Hours Per Year (include yourself if self-employed)* Itbd Hazardous/Flammable Chemicals used/stored* Yes No No Pecified Use of Property and Building(s)	revious Use of Space* Hours of Operations (Weekdays)* Hours of Operations (Weekdays)* Itbd Hours of Operations (Weekdays)* Hours of Operations (Weekends)* Itbd I	ew Business Use/Operation Information	ion //				
revious Use of Space* Hours of Operations (Weekdays)* Hours of Operations (Weekends)* bd tbd tbd tbd tbd tbd tbd tbd	revious Use of Space* Hours of Operations (Weekdays)* Hours of Operations (Weekends)* tbd tbd tbd tbd tbd tbd tbd tb	escription of Business use or Operation	ons*				
Office / Residential Italian Total Area Space in Square seet* Italian Total Employees* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)* Italian Total Employee Hours Per Year (include yourself if self-employed)*	Office / Residential Italian Cotal Area Space in Square (eet* Italian Customer Seating* Yes No No No No Hazardous/Flammable Chemicals used/stored* Yes (must attach MSDS Sheets) No Poecified Use of Property and Building(s) Full Time Employees* # tod tod	Commercial lease space tenant TE	BD.				
otal Area Space in Square eet* I,362 (commercial space) Seating Capacity* Total Employee Hours Per Year (include yourself if self-employed)* Ibd Total Employee Hours Per Year (include yourself if self-employed)* Ibd Seating Capacity* Total Employee Hours Per Year (include yourself if self-employed)* Ibd Total Employee Hours Per Year (include yourself if self-employed)* Ibd Seating Capacity* Total Employee Hours Per Year (include yourself if self-employed)* Ibd Seating Capacity* Ibd Total Employee Hours Per Year (include yourself if self-employed)* Ibd Psprinkler System* Yes (must attach MSDS Sheets) No Pocified Use of Property and Building(s)	otal Area Space in Square eet* tbd tbd tbd tbd tbd tbd Customer Seating* Yes No No Seating Capacity* Total Employee Hours Per Year (include yourself if self-employed)* tbd Hazardous/Flammable Chemicals used/stored* Yes (must attach MSDS Sheets) No No No Pecified Use of Property and Building(s) suidding A*	revious Use of Space*	Hours of Operations	(Weekdays)*	Hours of Operations	(Weekends)*	
tbd	Total Employee Hours Per Year (include yourself if self-employed)* Ves	Office / Residential	tbd		tbd		
✓ Yes No Sprinkler System* ✓ Yes ✓ Yes ✓ Yes (must attach MSDS Sheets) ✓ No Pecified Use of Property and Building(s)	Yes No Sprinkler System* Yes Yes (must attach MSDS Sheets) No Pecified Use of Property and Building(s) Building A*	'eet*	et Fixtures*			Time Employees	*
Yes No Sprinkler System* ✓ Yes ✓ Yes ✓ Yes (must attach MSDS Sheets) ✓ No Pecified Use of Property and Building(s)	Yes						
Yes No Sprinkler System* ✓ Yes ✓ Yes ✓ Yes (must attach MSDS Sheets) ✓ No Specified Use of Property and Building(s)	■ Yes No No No No No No No No	-Customer Seating*					
 ✓ Yes No ✓ No ✓ No Specified Use of Property and Building(s)	✓ Yes No Yes (must attach MSDS Sheets) No Specified Use of Property and Building(s) Building A*		tbd				
■ No Specified Use of Property and Building(s)	■ No Specified Use of Property and Building(s) Building A*	—Sprinkler System*	_	- Hazardous/Flam	nable Chemicals used/s	stored*	
specified Use of Property and Building(s)	Specified Use of Property and Building(s) Building A*	✓ Yes		Yes (must atta	ach MSDS Sheets)		
	Building A*	■ No		▼ No			
Building A*	-	pecified Use of Property and Building	r(s)				
	Anartments / Commercial Lease Space	Building A*					

Fencing

Plantings

Signage(Separate Sign Permit Application Needed)

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

Asphalt

Concrete

YesNo

Type (Check all that apply)*		nem 4.
□ Freestanding		
Monument		
Projecting		
Awning/Canopy		
Electronic Message		
Pylon		
Arm/Post		
Window		
Mobile/Portable or Banner		
None		
✓ Other		
If other, what type		
Sign permit will be applied for when commercial tenant		
leases space.		
Location of Signs*		
tbd		
		,
Entertainment		,
—Is there any type of music in this proposal?*]	
Yes (Separate License from Clerk's Office		
Required)		
✓ No		
—Live *	When will this be offered to customers*	7
Yes	✓ Monday	
✓ No	▼ Tuesday	
	Thursday	
	▼ Friday	
	Saturday	
	None	

What time(s) will this be offered			Item 4.
tbd			
Outdoor Lighting			
Type*			
LED downlights.			
Location*			
On the building at the entry doors, and	a single pole-fixture in the rear parking	area.	
Utilities			
Will you be connected to City	Is there a private well on-site*	Types of Refuse Disposal*	٦
Water and Sewer*	Yes	Municipal	
▼ Yes	✓ No	Private	
■ No		<u> </u>	
Annuaral Data by the Department of No	tural Resources of the well for proposed u	20	
Approval Date by the Department of Na	tural Resources of the wen for proposed u	<u> </u>	
Approval Date by the County Health De existing septic system	partment for		
	4		
What types of sanitary facilities are to be	e installed for the proposed operation*		
Toilets.			
Surface Water Drainage Facilities (descr	ribe or include in site plan)*		//
Existing to remain.			

Licenses/Permits

Item 4.

			Ľ
Is a highway access permit needed from the State, County or local Municipality*	Is a cigarette license required? (Separate license from Clerk's office)*	Is a liquor license required? (Separate license from Clerk's office)*	Did Wisconsin Department of Safety and Professional Services Division of
			Industry Services approve building plans*
			☐ Yes☑ No

–Pe	rmitted 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
1	Multi-Family Dwellings
	Art, Music and School supple 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 faciliites
	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

14	4
Item	4

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 	3,	
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		
College, Universities, Schools, Churches, Libraries, Government buildings		

Iter	n	1
ITEL	n	4.

Fermitted Conditional Uses (Flease 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
■ 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*	
Sarah Boss	11/10/2025	

Inspector/Zoning Signature	Date	Item 4.
Cost Recovery Certificate and Agreement		
Pursuant to Ordinance 19.74.010 and 16.04.270 of th	e City of Whitewater Municipal Code	
Whitewater Municipal Code, providing for city recover the Applicant's request. All costs incurred by the city request shall be recoverable, including by not limited and rendered in review of any application, including village for purposes of review of the application or precoverable pursuant to the terms of the above number Municipal Code. At no time shall any cost recoverable	agrees to be bound by Ordinances 19.74.010 and 16.04.270 of herery of all city costs and disbursements incurred directly or indirectly in the consideration of any requests by the Applicant related to to, all professional and technical consultant services and fees rethe engineer, planner, attorney, or any other professional or expere-submission request. The Applicant agrees to reimburse the Citered ordinance within the time period set forth by the City of Wille fees be waived, except through the process of a written request the Common Council, and official action taken by the Common	rectly related to the Applicant's etained by the city ert hired by the ity for all costs hitewater st by the Applicant
PROJECT INFORMATION		
PROJECT NAME*		
Walworth County Housing Authority Mixed Us	ie –	
PROJECT LOCATION*		
209 Taft St		
APPLICANT INFORAMTION		
NAME*		
Walworth County Housing Authority		
MAILING (BILLING) ADDRESS*		
20 N Church St., Elkhorn WI 53121		
PHONE*	EMAIL ADDRESS*	
262-723-6123	sboss@wchawi.com	

ATTORNEY INFORMATION

NAME		Item 4
PHONE	EMAIL ADDRESS	
//		
SIGNATURE OF APPLICANT*	DATE*	
Sarah Boss	11/10/2025	

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.

Item 4.

D	AF	
к	А	H.

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
Occupancy Classification	Occupancy Classification Surrounding Units	Zoning of Property	Use Permitted By Right By CUP PC Approval Required

- Approval -	Date	Approval	Date	nem 4.
Approved		Approved		
Denied		Denied		
				//
Public Works	Date	_City Engineer	Date	
Approval		Approval		
Approved		Approved		
Denied		Denied		//
Police Department	Date	Fire Department	Date	
Approved		Approval		
Denied		Approved		
		Denied		//

Office of Neighborhood Services 312 W. Whitewater St. Whitewater, WI 53190

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 8th, day of December, 2025 at 6:00 p.m. to hold a public hearing for consideration for a Conditional Use Permit for additional residential units for Walworth County Housing Authority located at 209 S Taft Street. Tax Parcel #: /HAS 000046 The proposal is on file in the office of the Zoning Administrator at 312 W.

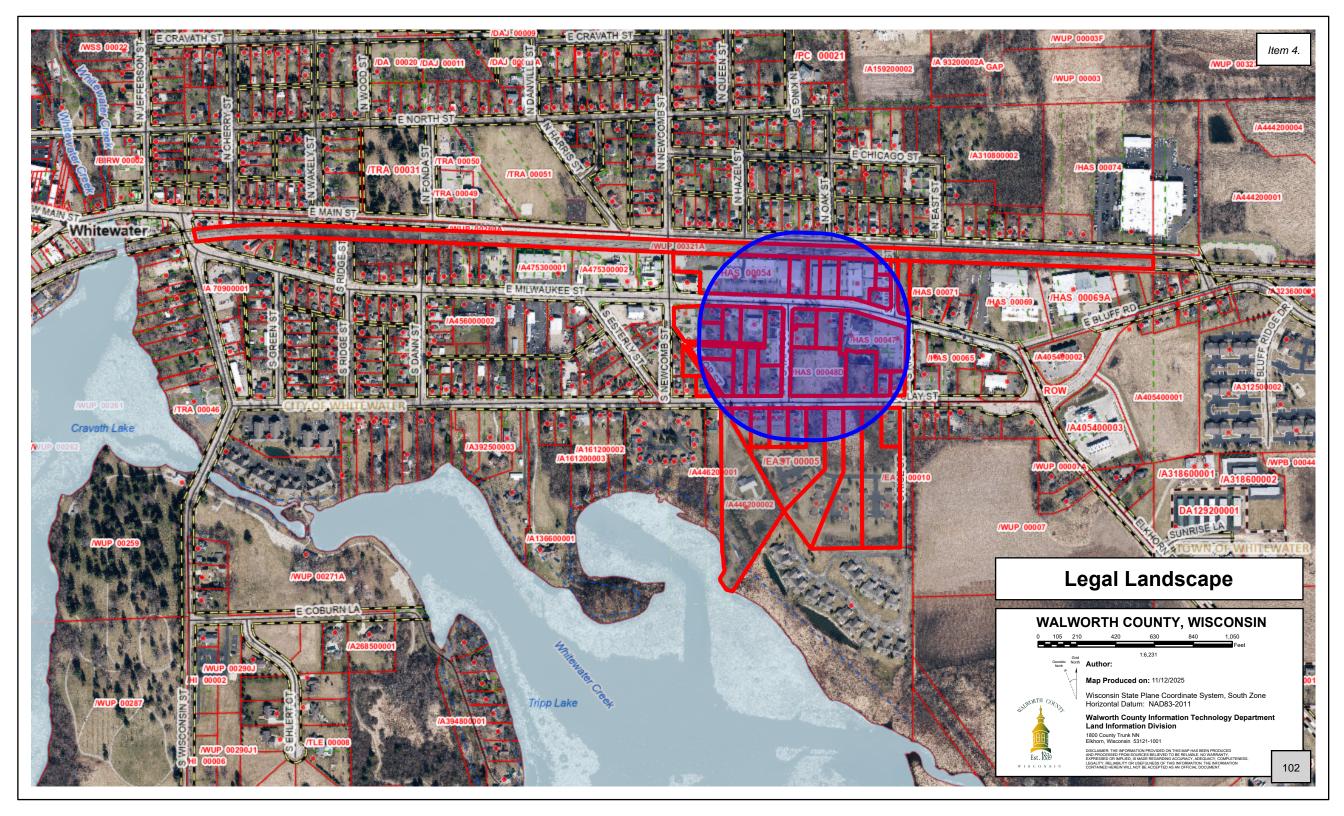
Whitewater Street.

This meeting is open to the public. <u>COMMENTS FOR, OR AGAINST THE</u>

PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant



Item 4.

BRENDA L ODONNELL BRUCE A FLETCHER, et al. 214 S BISHOP ST WHITEWATER, WI 53190-9000 DIXIE L MANRIQUEZ 421 E 1ST ST APT 3 ELKHORN, WI 53121-2100 MILWAUKEE STREET VENTURE 1005 W MAIN ST WHITEWATER, WI 53190

ROGER L SCHULTZ MARY A SCHULTZ 220 S TAFT ST WHITEWATER, WI 53190-9000 BRIAN NEUMEISTER TRUST BRENDA NEUMEISTER TRUST 737 E CLAY ST

WHITEWATER, WI 53190-9000

JOHN A CORDIO 5902 N SESSLER CT MILTON, WI 53563-6300

718 CENTER LLC

J VULTAGGIO LLC

FUNHUNTERS RENTALS LLC N7907 COUNTY RD P WHITEWATER, WI 53190-9000 143 COTTAGE LLC PO BOX 233 WHITEWATER, WI 53190-9000

PO BOX 233 WHITEWATER, WI 53190-9000

718 CENTER LLC PO BOX 233 WHITEWATER, WI 53190-9000 JAMES D UHRICH BRADLEY D LOWREY PO BOX 233 WHITEWATER, WI 53190-9000

W2862 STATE RD 59 WHITEWATER, WI 53190-9000

HOWARD ERIK WITH

787 E CLAY ST UT 1 WHITEWATER, WI 53190-9000 KELLY J KOKESH

WHITEWATER, WI 53190

787 E CLAY ST #2

787 E CLAY ST #3 WHITEWATER, WI 53190-9000

C&S ROWLEY TRUST

WALWORTH COUNTY HOUSING AUTHORI' 20 N CHURCH ST STE 100 ELKHORN, WI 53121-2100

C BENNETT PENWELL 417 N FREEMONT ST WHITEWATER, WI 53190 ROBERT H CUTSHALL SHIRLEY L CUTSHALL 1135 W WALWORTH WHITEWATER, WI 53190

MARK F ZINGSHEIM 852-854 E CLAY ST WHITEWATER, WI 53190

J VULTAGGIO LLC W2862 STATE RD 59 WHITEWATER, WI 53190-9000 AJ TANIS II LLC 1232 W WALWORTH AVE WHITEWATER, WI 53190-9000

DEANNA A JACOBS 906 E MILWAUKEE ST WHITEWATER, WI 53190 RAVI PETRO INC 844 E MILWAUKEE ST WHITEWATER, WI 53190-9000

PO BOX 147 WHITEWATER, WI 53190

COBURN HQ LLC

COBURN HQ LLC

COBURN HQ LLC PO BOX 147 WHITEWATER, WI 53190 COBURN HQ LLC PO BOX 147 WHITEWATER, WI 53190

PO BOX 147 WHITEWATER, WI 53190

COBURN HQ LLC PO BOX 147 WHITEWATER, WI 53190 SCHENCK PROCESS LLC 7901 NW 107TH TER KANSAS CITY, MO 64153-1000 SCHENCK PROCESS LLC 7901 NW 107TH TER KANSAS CITY, MO 64153-1000

Item 4.

CHARLES P MILLS III JEAN M MILLS 336 S WHITON ST WHITEWATER, WI 53190 CHARLES P MILLS III JEAN M MILLS 336 S WHITON ST WHITEWATER, WI 53190 JENNIFER RUTH ZEHR 731 E MILWAUKEE ST WHITEWATER, WI 53190-9000

SUNNYSIDE VENTURES LLC N7514 CARRIAGE DR ELKHORN, WI 53121-2100

COREY KLEFBOHM JENNIFER KLEFBOHM 746 CLAY ST

RICHARD A WISCH RAYMOND V WISCH 612 W WALWORTH ST #8 WHITEWATER, WI 53190

ERIC R BERGHOLTZ OF WHITEWATER CITY 734 E CLAY ST

JOSE V OSTRIA HERNANDEZ 207 S BISHOP ST

WHITEWATER, WI 53190-9000

STATE OF WISCONSIN DEPT OF TRANSPO PO BOX 7921

WHITEWATER, WI 53190

WHITEWATER, WI 53190-9000

MADISON, WI 53707-2100

RODGER MELICK SHERRY RICHARDS 731 E CLAY ST WHITEWATER, WI 53190-9000 PAUL R PETRAVICH SHANNON M PETRAVICH 840 E CLAY ST WHITEWATER, WI 53190-9000 JAMES R BURNS 841 E MILWAUKEE ST WHITEWATER, WI 53190-9000

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Comprehensive Plan Future Land Use Amendment

Summary of Request		
	Comprehensive Plan Future Land Use Amendment	
Requested Approvals:		
Location:	Bluff Rd, (A410100001, A410100002, /A410100003,	
	/A503200001/A50320002)	
Current Land Use:	Undeveloped	
Proposed Land Use:	Single Family Homes	
Current Zoning:	B-3, Highway Commercial and Light Industrial	
Proposed Zoning:	R-1S, One-Family-Small lots Residence	
Future Land Use,		
Comprehensive Plan:	Current: Highway Commercial Proposed: Single Family Residential	

Staff Review

The applicant is requesting a Future Land Use Map Change from Highway Commercial to Single Family Residential. In correlation with this submittal the applicant has also presented a rezone request, and a preliminary plat for consideration.

This future land use designation is intended for single-family detached residential development, served by public sanitary sewer service. Small institutional uses such as parks, schools, and churches may also be built on lands mapped under this designation. Single-Family Residential - City areas are envisioned mainly in and around pre-existing single family areas. This category is also a key component of the Future Neighborhood future land use designation.



Policies and Programs: The following policies and programs are recommended for this future land use designation:

- a. When considering future rezoning requests, the existing City zoning districts most appropriate to implement this future land use designation include the R-1 Single-Family Residential District and the R1x District.
 - The proposed development is requesting this zoning designation for this development which is consistent with the comprehensive plan.
- b. Encourage new development in Single-Family Residential City areas generally at densities of four to six homes per acre. Promote the construction of compact, smaller lot single-family uses.
 - The proposed Stonehaven development directly supports the Comprehensive Plan objective to encourage new development in Single-Family Residential—City areas at densities of four to six homes per acre. With 14 single-family homes planned the project falls within the recommended density range and uses the land efficiently while maintaining compatibility with the surrounding neighborhood.

In addition, the project advances the goal of promoting compact, smaller-lot single-family housing. The R-1S zoning district is specifically designed to accommodate modest lot sizes and a more compact development pattern. By transitioning the property from Highway Commercial to a small-lot residential district, the developer is able to provide attainable single-family homes that meet modern housing demands without altering the established residential character of East Bluff Road.

Overall, the development fulfills the intent of this policy by delivering appropriately scaled, compact single-family housing at the density level envisioned for Single-Family Residential—City areas.

c. Minimize incompatible land uses (e.g., high traffic generators, noisy users) within or adjacent to Single Family Residential - City areas. Where such uses do occur in close proximity, encourage the use of buffers to mitigate the impacts such land uses could have on these residential neighborhoods.

The proposed rezoning from Highway Commercial to One-Family Residential—Small Lots helps minimize incompatible land uses adjacent to an established Single-Family Residential—City area. Commercial zoning allows for higher-intensity uses such as retail, service businesses, or auto-oriented activities that typically generate increased traffic, noise, and lighting. These characteristics can create conflicts with nearby homes and negatively affect neighborhood quality. By converting the parcels to residential use, the development eliminates the possibility of future high-traffic or noisy commercial operations on Bluff Road, thereby preventing land-use incompatibilities before they occur. Instead, the land will transition to the same low-intensity residential character already present to the south along East Bluff Road, resulting in a more cohesive and predictable development pattern.

Because the proposed use mirrors the surrounding single-family neighborhood, no buffering is needed, as the rezoning itself removes the potential for incompatible activity. This change strengthens the long-term stability of the existing residential area and ensures that future development will enhance rather than conflict with the neighborhood's character.

d. Plan for interconnected street, sidewalk, trail and open space networks in new residential areas; between individual subdivisions; and between new neighborhoods, parks, the University, schools, the downtown, the Business Park, and the Technology Park. By rezoning the parcels from commercial to residential, the development will be constructed to meet residential subdivision standards, which typically require pedestrian-friendly infrastructure such as sidewalks, internal street connections, and appropriate access points to the existing road network. Highway Commercial zoning does not require or encourage these circulation features, but a residential district does, allowing the site to integrate more naturally into the surrounding neighborhood fabric.

The project provides an opportunity to extend or connect existing sidewalks or pedestrian routes along Bluff Road and East Bluff Road. Converting the land to residential use allows the City to ensure that new homes contribute to a continuous pedestrian network that links this area with nearby neighborhoods and public amenities.

Overall, by transitioning the site away from commercial use and incorporating it into the City's residential network, the development supports the broader goal of building a safe, connected, and walkable community that links homes to parks,

schools, the University, and major activity centers.

e. Promote diversity in housing architecture, design, formats, and colors. Promote housing designs in which garages are recessed from the front façade of the house, side-loaded, or detached and located behind the house. In any case, the garage should not dominate the front façade of the house.

The developer plans to offer several different floor plans, exterior layouts, and a variety of siding and trim color packages. This variety prevents the neighborhood from appearing repetitive or uniform and instead creates an attractive, visually appealing residential streetscape that enhances the overall character of the area.

Additionally, the following should be taken into consideration:

1. The extent to which the project provides a positive and lasting contribution to the character of the neighborhood.

The proposed development provides a significant and lasting contribution to the neighborhood by addressing a well-documented regional shortage of housing. Housing studies and presentations from Walworth, Jefferson, and Washington Counties have identified persistent unmet demand for high-quality, family-style development that support working households. This project responds directly to that need by introducing thoughtfully designed, modern housing that will enhance neighborhood vitality and strengthen the city's overall residential fabric.

2. A determination that such project is supported by adopted City plans covering the area, including the City's desire to preserve certain areas outside of the district for single-family housing that is not student-oriented.

The project is fully consistent with adopted City comprehensive and strategic housing plans that emphasize balanced growth, housing diversity, and preservation of established single-family areas. The change to single-family housing will further protect that preservation.

3. The extent to which the project improves the appearance and condition of the building and lot, and increases or at least maintains the value of the subject property and surrounding properties for current and possible future uses in accordance with City plans.

The currently vacant and underutilized parcel will be transformed into a productive, high-quality residential use consistent with City plans. The development will significantly enhance the site's appearance and contribute to neighborhood appeal through attractive, cohesive design. By introducing modern construction and improving the visual landscape, the project will maintain or increase property values in the area and reinforce the surrounding residential character.

The proposed project site has been undeveloped and has remained vacant for several years under the current zoning and future land designation classification. As the City of Whitewater continues to grow, change, and expand, it is common that future land use and zoning designations may need to be amended and changed to better fit the needs of a growing community. The City of Whitewater has struggled to find commercial development for these sites that would not negatively impact the existing adjacent residential neighborhoods.

The proposed project area is surrounded by a variety of uses and zoning designations, with technology park to the north, commercial to the west and east, and residential to the south and west. Single family housing would provide a good transition between the existing low impact commercial usage, future technology park development and the adjacent single-family developments. Additionally, the development promotes a walkable, connected community by situating residents near the Business Park, convenience stores such as Dollar General and Kwik Trip, and nearby city parks. These connections will encourage active transportation, reduce vehicle dependency, and support neighborhood engagement. Architectural design will incorporate durable materials, quality landscaping, and pedestrian-oriented site planning to ensure long-term visual appeal. Collectively, these features contribute to a resilient, attractive, and livable neighborhood environment.

Planner's Recommendations

1) Staff recommends that Plan Commission recommend **APPROVAL** to the City of Whitewater Common Council for the Comprehensive Plan Amendment to change the Future Land Use Map from Highway Commercial to Single Family Residential as it aligns with the goals, objectives, and policies set forth in the City of Whitewater Comprehensive Plan.

Print

Rezone Application - Submission #1981

Date Submitted: 10/6/2025

City of Whitewater

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

Neighborhood Services

Rezone Application

Rezone Application Checklist (Please read)

Applicant

- 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 materials2. 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
 - 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

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

Process

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

<u>ldostie@whitewater-wi.gov</u>

Allison Schwark, Municipal Code Enforcement 262-249-6701

mcodeenforcement@gmail.com

Site Plan	Landscaping	MSDS Sheet	Other Information
Choose File No fisen	Choose File No fisen	Choose File No fisen	Choose File No fisen
Planning Request (check all the	nat apply)		
1. General Project Informatio	n:		
Project Tax Key #*			
A503200001, A503200002, A410100003	A410100001, A410100002,		
Project Address*			
Bluff Rd			
O:4.*		04-4-4	7:n Oodet
City*		State*	Zip Code*
Whitewater		WI	53190
		<u>//</u>	
Project Title (if any)			
Bluff Rd Single Family Hous	ing		
			_//
2. Applicant, Agent & Propert	ty Owner Information		
Applicant's Name*		Applicant's Company*	
Tim Vandeville Jr		Stonehaven Development, I	LC
Address*			

City*	State*	Zip Code*	Item 5.
Waterford	WI	53185	•
	//	//	//
Phone Number*			
2628654282			
Email Address*			
tim@stonehavendev.com			
Agent Name	Agent Company		
Address	/ L		
Address			
City	State	Zip Code	
		//	//
Phone Number			
Email Address			
One and First Name (M. 1997)			//
Owner's First Name (if different from applicant) Brenda	Owner's Last Nam	10	
DICINA	Nozelle		

Address			Item 5.
PO Box 295			
City	State	Zip Code	
Whitewater	WI	53190	
Phone Number			
Email Address BrendaRozelle@deltaelectricwhitewater.com			
			//
-3. Planning Request (Check all that apply)* □ Site Plan and Architectural Review \$150.00 plu □ 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 □ Project Concept Review \$150.00 □ Joint Conditional Use & Certified Survey Map \$ □ Joint Rezoning & Certified Survey Map \$500.00 □ Joint Site Plan & Conditional Use \$350.00 plus □ Board of Zoning Appeals/Adjustment \$300.00	lot 5500.00 plus \$10.00 per lot 0 plus \$10.00 per lot		
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*

A503200001, A503200002, A410100001, A410100002, A410100003

Tax Parcel #*	Current Zoning District*	Requested Zoning District*	Requested zoning text	nems
A503200001, A503200002, A410100001, A410100002, A410100003	B-3	R-1S	amendment Section* N/A	
//		<u> </u>		//
Petitioner's interest in requeste	ed rezoning*			
		er to develop the property with ow tet the community's growing dem		homes
List type and number of struct	cures, proposed operation or use	of the structure(s) on site, numbe	r of employees, parking, etc	.*
Single family owner occupied	d, modular housing, 15 homes	3 bedroom 2 bathroom homes w	ith 2 car attached garages	
Property Owner Signature*		Owner's Agent Signature		
Brenda Rozelle		Tim Vandeville Jr		
		_/		
Property Owner's Address*		Owner's Agent Address		
PO Box 295, Whitewater WI 53190		797 Meadowgate Dr, Waterf	ord WI 53185	
Property Owner's Phone Num	ber*	Owner's Agent Phone		
262-473-1019		262-865-4282		
Property Owner's Email*		Owner's Agent Email		//
BrendaRozelle@deltaelectric	cwhitewater.com	tim@stonehavendev.com		
Zoning #		Application Reviewed by		
Date				//
Date				

Date Filed	Date Published		Date Notices Mailed	Item 5.
	4			//
Plan Commission Recommend	dation			
Date of Recommendation				,
Plan of Operations		<u></u>		
		Tenant Information		
Property Information				
Property Tax Key #*		Previous Business Na	ame*	
A503200001, A503200002, A410100003	A410100001, A410100002,	N/A		
Property Address*		Years in Operation*		
Bluff Rd, Whitewater WI 531	90	N/A		
		<u>/</u> /		
Property Owner*		New Business Name	k 	
Brenda Rozelle		N/A		
Owner's Mailing Address*		Name of Operator*		
PO Box 295		N/A		
		<u>/</u> /		
City, State and Zip Code*		Operator's Mailing	Address*	
Whitewater WI 53190		N/A		
Owner's Phone #*		City, State and Zip C	`ode*	
262-473-1019		N/A	- Juli	
232 170 1010				

Owner's Email*	Email* Operator's Phone and Email*	
BrendaRozelle@deltaelectricwhitewater.co	m N/A	
New Business Use/Operation Information		
Description of Business Use or Operations*		
N/A		
Previous Use of Space*	Iours of Operations (Weekdays)* Hours of Operations (Weekend)*	//
N/A	N/A N/A	
Total Area Space (SQF)* # Toilet Fixto	ures* # Full Time Employees* # Part Time Employees*	
N/A N/A	N/A N/A	//
Customer Seating*	eating Capacity* Total Employee Hours Per Year	
☐ Yes	N/A (include yourself if self-employed)* N/A	
✓ No		
Sprinkler System*	Hazardous/Flammable Chemicals used/stored*	
	Yes (must attach MSDS sheets)	
▼ No	▼ No	
Specified Use of the Property and Building(s)		
Building A*		
N/A		
Building B		
Building C		
0		

Will there be any problems resulting form this opera	ation such as (check all that apply)*	Item 5.
Odors		
Noise		
Light		
▼ None		
Parking		
Dimension of parking lot*	Number of Spaces available*	
N/A	N/A	
Parking lot constructon*	☐ Type of Screening*	
Asphalt	Fencing	
▼ Concrete		
─Is employee parking included in "number of space a	voileble"2*	
	valiable :	
Yes		
▼ No		
Signage (Sign Permit Application Needed)		
Type *	If other describe	
Free standing		
■ Monument		
Projecting		
Awning/Canopy		
electronic Message		
Pylon		
☐ Arm/Post		
■ Window		
■ Mobile/Portable or Banner		
□ Other		
▼ None		
Location of Signs		

Entertainment

Item 5.

 Yes No What time (s) will this be offered
▼ No
What time (s) will this be offered
What time (s) will this be offered
vell on-site?* ¬ ¬ Types of Refuse Disposal* ¬
✓ Municipal
Tilvate
ll proposed
c system
•

What types of sanitary facilities are to be installed for the proposed operation			Item	
N/A				
Surface water drainage facili	ities (describe or include in site pl	an)		
N/A				
Licenses/Permits				
Is a highway access	Is a cigarette license	Is a liquor license	Did Wisconsin	
permit needed from the State, County or	required? (Separate license from Clerk's	required? (Separate license form Clerk's	Department of Safety and Professional	
Local Municipality*	Office)*	Office)*	Services Division of Industry Services	
Yes	Yes	Yes	approve building	
✓ No	✓ No	▼ No	plans*	
			Yes	
			▼ No	

Pe	rmitted Property Uses (Check all that apply)*
1	Single Family Dwelling
	Two Family Dwelling
V	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
	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

Item	5
110111	$\mathbf{\sigma}$

recommendation of the commendation of the comm	_
Production, or processing, cleaning, servicing, testing or remailer or materials, goods or products limited o the following uses, products, components, or circumstances:	/i
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, Universities, Schools, Churches, Libraries, Government buildings,	
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*	L
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	
Converstion 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	
Conversation 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 servcies	
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 hte 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*	
Tim Vandeville Jr	10/06/2025	
		//

Inspector's Signature	Date	nom o.
Cost Recovery Certificate and Agreement		
Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of White	water Municipal Code	
The undersigned applicant hereby acknowledges and agrees to be bo Whitewater Municipal Code, providing for city recovery of all city of the Applicant's request. All costs incurred by the city in the considerate request shall be recoverable, including by not limited to, all profession and rendered in review of any application, including the engineer, play village for purposes of review of the application or pre-submission recoverable pursuant to the terms of the above numbered ordinance of Municipal Code. At no time shall any cost recoverable fees be waive and the Common Council, review and evaluation by the Common Co	osts and disbursements incurred directly or indirectly related to ation of any requests by the Applicant related to the Applicant's onal and technical consultant services and fees retained by the cit anner, attorney, or any other professional or expert hired by the equest. The Applicant agrees to reimburse the City for all costs within the time period set forth by the City of Whitewater d, except through the process of a written request by the Applica	
PROJECT INFORMATION		
PROJECT NAME*		
Bluff Rd Single Family Housing Project		
PROJECT LOCATION*		
Bluff Rd		
APPLICANT INFORMATION		
NAME*		
Tim Vandeville Jr		
MAILING (BILLING) ADDRESS*		
797 Meadowgate Dr, Waterford WI 53185		
PHONE*	EMAIL ADDRESS*	
262-865-4282	tim@stonehavendev.com	

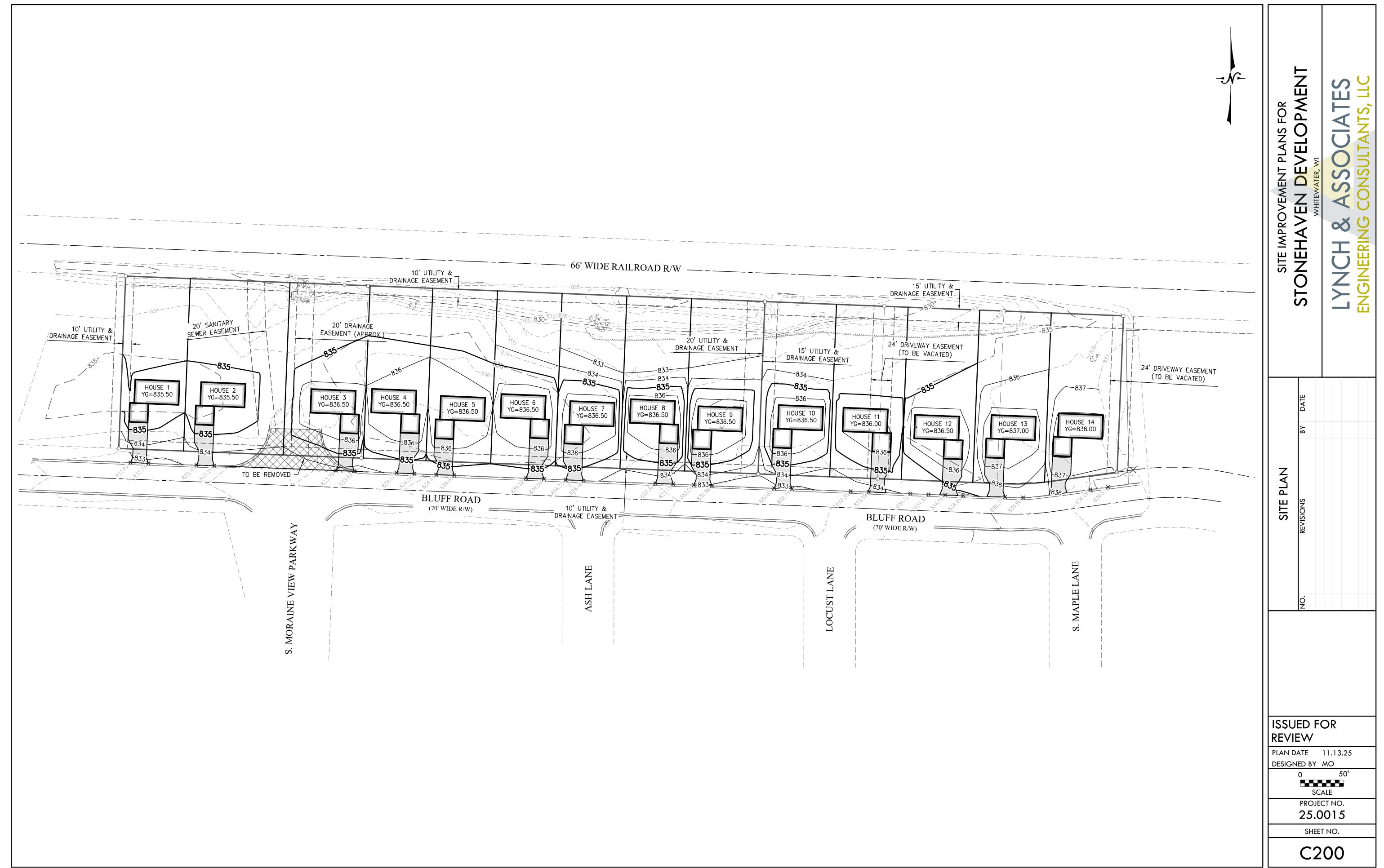
ATTORNEY INFORMATION

NAME		Item
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*		
Tim Vandeville Jr		

DATE*

ltom	5	

10/06/2025			
City Use Only Below this Lin	ie		
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 -	Date	-Approval -	Date
ApprovedDenied	//	ApprovedDenied	
_Public Works Approval	Date	City Engineer Approval	Date
ApprovedDenied		ApprovedDenied	
Police Department Approval	Date	Fire Department Approval	Date
ApprovedDenied		ApprovedDenied	



Office of Neighborhood Services 312 W. Whitewater St. Whitewater, WI 53190

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

In compliance with §66.1001(4)(c)(d) of the Wisconsin Statutes, notice is hereby given by the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater that a public hearing will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 8th day of December, 6:00 p.m., or shortly thereafter, for request by Stonehaven Development, LLC for change to the Future Land Use Map

The proposed amendment would affect the Future Land Use Map page 101 of the plan document. On the Future Land Use Map, is the proposed amendment involving the following:

Change the Future Land Use designation for Tax Parcel #'s /A410100001, /A
410100002, /A 410100003, /A503200001 and /A503200002 from Highway Commercial
and Light Industrial District (B-3) to One-Family-Small Lots Residence District (R-1s).

A copy of the proposed ordinance and scaled map are 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. <u>COMMENTS FOR, OR AGAINST THE</u>

<u>PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.</u>

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant

BLUFF RIDGE APARTMENTS LLC DECKER PROPERTIES INC 250 N SUNNY SLOPE RD STE 290 BROOKFIELD, WI 53005 ROZELLE INVESTMENTS LLC PO BOX 295

ROZELLE INVESTMENTS LLC PO BOX 295 WHITEWATER, WI 53190-9000

ECC RENTALS LLC PO BOX 660 WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 'PUMP HOUSE' 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

SCOTT KOESTER DENISE KOESTER 143 S MAPLE LN WHITEWATER, WI 53190-9000

LUIS ARMANDO ARTEAGA 169 S MAPLE LN WHITEWATER, WI 53190-9000

ADAM SMITH DENISE DELVECCHIO 152 S MAPLE LN WHITEWATER, WI 53190-9000

THERESA M SMITH 128 S MAPLE LN WHITEWATER, WI 53190-9000

KARIN A FERRELL 1277 E BLUFF RD UT 3 WHITEWATER, WI 53190-9000

JEFFREY M SORENSEN 1277 E BLUFF RD #6 WHITEWATER, WI 53190-9000 ACG DEVELOPMENT #1 LLC GODDEN #17 LLC 5000 S TOWNE DR STE 100 NEW BERLIN, WI 53151-5100

ROZELLE INVESTMENTS LLC PO BOX 295 WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

JESUS BARAJAS TERESA GOMEZ BARAJAS 127 MAPLE LN WHITEWATER, WI 53190

DEAN R FISCHER TRUST JACQUELINE K FISCHER TRUST 155 MAPLE LN WHITEWATER, WI 53190

JOHN A HOUWERS AMY K HOUWERS 168 S MAPLE LN WHITEWATER, WI 53190

DIANA Y CORTEZ 144 S MAPLE LN WHITEWATER, WI 53190-9000

BRENDA K VOLK 1277 E BLUFF RD UT #1 WHITEWATER, WI 53190-9000

SAM STRITZEL 1277 E BLUFF RD UT 4 WHITEWATER, WI 53190-9000

KATHLEEN F DITTNER 1277 E BLUFF RD #7 WHITEWATER, WI 53190-9000 ROZELLE INVESTMENTS LLC PO BOX 295

WHITEWATER ALPHA REAL EST

FORT ATKINSON, WI 53538-3800

811 ROBERT ST

WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 'PUMP HOUSE' 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

LEE J CUSHMAN SHANNON L CUSHMAN 137 MAPLE LN WHITEWATER, WI 53190

SARAH L PIEPER 161 S MAPLE LN WHITEWATER, WI 53190-9000

CORY W BRUMMEYER 160 S MAPLE LN WHITEWATER, WI 53190

LAN YING HU SHI ZHEN ZHENG 136 S MAPLE LN WHITEWATER, WI 53190-9000

ERIKA MARTIN 1277 E BLUFF RD UT 2 WHITEWATER, WI 53190-9000

DAVID W JONES REBECCA L JONES 1277 E BLUFF RD UT #5 WHITEWATER, WI 53190-9000

ANNETTE C POSH 1277 E BLUFF RD #8 WHITEWATER, WI 53190-9000 J JESUS CERNA-SANCHEZ MARIA SANTOS-SERNA 1277 E BLUFF RD #9 WHITEWATER, WI 53190-9000

MARTHA DOWNING 1277 E BLUFF DR #12 WHITEWATER, WI 53190-9000

ELIZABETH M BONUSO 1277 E BLUFF RD UT #15 WHITEWATER, WI 53190

SHA YANG YOUA YANG 135 S LOCUST LN WHITEWATER, WI 53190

AARON ROWLEY 161 S LOCUST LN WHITEWATER, WI 53190-9000

JENNIFER L TATTERSON WANDA K SHEPHERD 160 S LOCUST LN WHITEWATER, WI 53190-9000

TRAVIS MICHAEL POWELL-WOLF JENNA DANIELLE POWELL-WOLF 134 S LOCUST LN WHITEWATER, WI 53190-9000

EDGAR VALADEZ ALMA VALADEZ 137 S ASH LN WHITEWATER, WI 53190-9000

CRAIG A ZUTZ JOANNE K ZUTZ 163 ASH LN WHITEWATER, WI 53190

DENNIS JACKSON CATHY E JACKSON 156 S ASH LN WHITEWATER, WI 53190-9000 ANGEL VALADEZ MARIA G VALADEZ 2218 W LYNDALE ST CHICAGO, IL 60647

LISA E SCHAAL 1277 E BLUFF RD UT 13 WHITEWATER, WI 53190-9000

MICHAEL B KRAHN 1277 E BLUFF RD #16 WHITEWATER, WI 53190

SHAWN REICHARD 145 S LOCUST LN WHITEWATER, WI 53190-9000

PATRICIA J BONGIORNO 167 S LOCUST LN WHITEWATER, WI 53190

SPENCER CIUFFO RACHEL CIUFFO 152 S LOCUST ST WHITEWATER, WI 53190-9000

APOLINAR ARANDA GUADALUPE ARANDA 130 LOCUST LN WHITEWATER, WI 53190

PERNELL H HEWING TRUST 145 S ASH LN WHITEWATER, WI 53190-9000

JEFFREY L HAHN 169 S ASH LN WHITEWATER, WI 53190-9000

LAVONE UNDERWOOD 146 S ASH LN WHITEWATER, WI 53190-9000 DONALD J QUASS GAYLE M QUASS 1277 E BLUFF RD LIT 11

WHITEWATER, WI 53190

JESSICA ISLAS 1277 E BLUFF RD UT 14 WHITEWATER, WI 53190-9000

TAMMY J NEUMEISTER 129 S LOCUST LN WHITEWATER, WI 53190

NICHOLAS BENTEL 153 S LOCUST LN WHITEWATER, WI 53190-9000

BRIAN A FUERSTENBERG CHERI B FUERSTENBERG 168 S LOCUST LN WHITEWATER, WI 53190

OSVALDO SERNA NOEMY SERNA 146 S LOCUST LN WHITEWATER, WI 53190

TIMOTHY J MILEWSKI 129 ASH LN WHITEWATER, WI 53190

KEVIN S HOUSEL MELISA M HOUSEL 155 ASH LN WHITEWATER, WI 53190

LUKAS F BUCHHOLZ RACHEL M CLASS 164 S ASH LN WHITEWATER, WI 53190-9000

LYNN M MILLARD 136 ASH LN WHITEWATER, WI 53190-9000

LUIS ISLAS MARTINEZ EVA ARANDA VILLEGAS 130 S ASH ST WHITEWATER, WI 53190-9000 STATE OF WISCONSIN DEPT OF TRANSPORT PO BOX 7921
MADISON, WI 53707-2100

W7522 BLUFF RD WHITEWATER, WI 53190-9000

JC-KOW FARMS LLC

JOHN M HANEKAMP TRUST SUSAN K HANEKAMP TRUST N9440 HOWARD RD

WHITEWATER, WI 53190-4600

JTM RENTALS LLC 214 S WOODLAND DR

WHITEWATER, WI 53190-9000

ANDREW HUMMEL STACEY HUMMEL W8060 BLUFF RD

WHITEWATER, WI 53190-9000

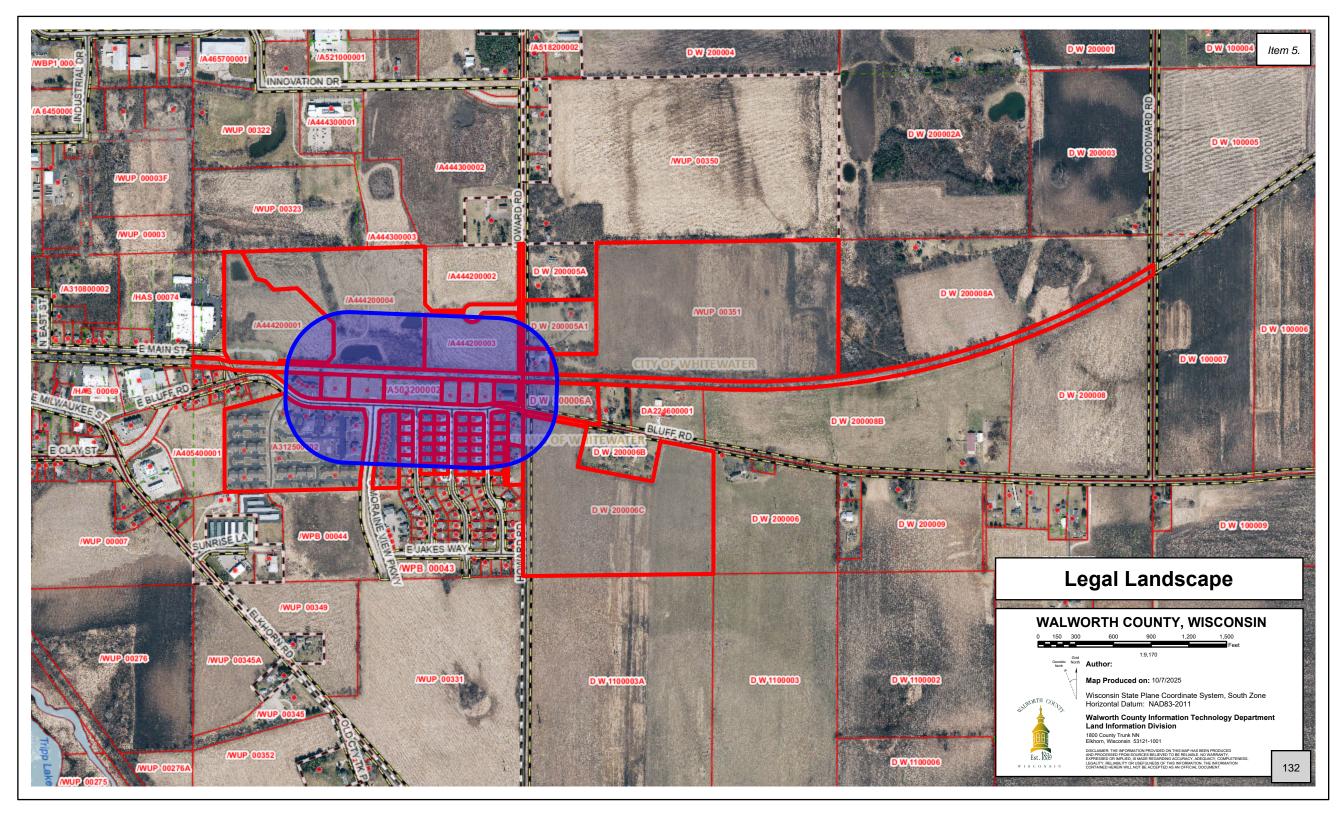
JERRY KOLLWELTER TRUST DONNA KOLLWELTER TRUST

W7977 BLUFF RD WHITEWATER, WI 53190-9000 STATE OF WISCONSIN DEPT OF TRANSPORT PO BOX 7921

MADISON, WI 53707-2100

RICHARD A SPAETH JANE M SPAETH N9391 HOWARD RD WHITEWATER, WI 53190

DANIEL L MORSE CORY L MORSE N9371 HOWARD RD WHITEWATER, WI 53190-9000 COMMUNITY DEVELOPMENT AUTHORITY 312 W WHITEWATER ST P.O. BOX 178 WHITEWATER, WI 53190-9000 COMMUNITY DEVELOPMENT AUTHORITY 312 W WHITEWATER ST P.O. BOX 178 WHITEWATER, WI 53190-9000



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Rezone Request

Summary of Request	
	Zoning Map Amendment (Rezone)
Requested Approvals:	
Location:	Bluff Rd, (A410100001, A410100002, /A410100003, /A503200001/A50320002)
Current Land Use:	Undeveloped
Proposed Land Use:	Single Family Homes
Current Zoning:	B-3, Highway Commercial and Light Industrial
Proposed Zoning:	R-1S, One-Family-Small lots Residence
Future Land Use, Comprehensive Plan:	Single Family Residential

Rezone Review

Stonehaven Development LLC seeks to rezone multiple parcels along Bluff Road from Highway Commercial to One-Family Residential—Small Lots. The requested amendment would allow for the development of 14 new single-family homes, providing much-needed housing within an established residential corridor.

The proposed rezoning aligns with the existing land-use pattern of the immediate area. All properties to the south along East Bluff Road are already zoned Single-Family Residence District and are fully developed with low-density housing. Transitioning these parcels from commercial to residential use creates continuity with the surrounding neighborhood and eliminates an isolated commercial zone that is no longer compatible with nearby uses.

Additionally, the parcels have not attracted commercial interest due to limited visibility, access constraints, and the predominately residential context. Reclassifying the land to residential will allow it to be used in a manner that better reflects community needs, maximizes its development potential, and reduces the likelihood of future land-use conflicts between commercial activity and adjacent homes.

Overall, the proposed rezoning is consistent with the city's comprehensive planning objectives, supports orderly growth, and preserves the residential character of the neighborhood while contributing new, high-quality housing options for the community.

The applicant is seeking approval of a future land use map amendment, and preliminary plat in correlation with the rezone to R-1S.

Planner's Recommendations

1) Staff recommend that the Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for the parcels located at Bluff Rd, as it meets all requirements of the zoning district, aligns with the surrounding area and is consistent with the comprehensive plan and future land use plan.

Item 6.

Print

Rezone Application - Submission #1981

Date Submitted: 10/6/2025

City of Whitewater

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

Neighborhood Services

Rezone Application

Item 6.

Rezone Application Checklist (Please read)

Applicant

- 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 materials2. 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
 - 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
- Staff will review information for conformance to Ordinances
- Engineer will review Stormwater and Erosion Control Plans
- Landscape Plan will be reviewed by Urban Forestry
- When application is complete and approved by all Staff it will then be forwarded to Plan Commission

Process

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.

Item 6.

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	Landscaping	MSDS Sheet	Other Information
Choose File No fisen	Choose File No fisen	Choose File No fisen	Choose File No fisen
Planning Request (check all th	nat apply)		
1. General Project Informatio	n:		
Project Tax Key #*			
A503200001, A503200002, A410100003	A410100001, A410100002,		
Project Address*			
Bluff Rd			
City*		State*	Zip Code*
-			1
Whitewater		WI	53190
Project Title (if any)			
Bluff Rd Single Family Hous	ing		
			_//
2. Applicant, Agent & Propert	ty Owner Information		
Applicant's Name*		Applicant's Company*	
Tim Vandeville Jr		Stonehaven Development, L	LC
		_// [
Address*			

City*	State*	Zip Code*	Item 6.
Waterford	WI	53185	
		<u>//</u>	//
Phone Number*			
2628654282			
Email Address*			
tim@stonehavendev.com			
Agent Name	Agent Company		
	//		
Address			
City	State	Zip Code	
	//		/1
Phone Number			
Email Address			
Owner's First Name (if different from applicant)	Owner's Last Nar	ne	
Brenda	Rozelle		

Address			Item 6.
PO Box 295			•
City	State	Zip Code	
Whitewater	WI	53190	
Phone Number			
Email Address			
BrendaRozelle@deltaelectricwhitewater.com			
-3. Planning Request (Check all that apply)* □ Site Plan and Architectural Review \$150.00 plus \$0. □ 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 □ Joint Rezoning & Certified Survey Map \$500.00 plus □ Joint Site Plan & Conditional Use \$350.00 plus \$0.00 □ Board of Zoning Appeals/Adjustment \$300.00	00 plus \$10.00 per lot s \$10.00 per lot		
Will translation services be needed during the Plan Board meeting?*	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*

A503200001, A503200002, A410100001, A410100002, A410100003

Tax Parcel #*	Current Zoning District*	Requested Zoning District*	Requested zoning text amendment Section*	nem c
A503200001, A503200002, A410100001, A410100002, A410100003	B-3	R-1S	N/A	
		<u>/</u>		//
Petitioner's interest in requeste	ed rezoning*			
		er to develop the property with over the community's growing dem		homes
		of the structure(s) on site, number		
Single family owner occupied	l, modular housing, 15 homes	3 bedroom 2 bathroom homes w	rith 2 car attached garages	
Property Owner Signature*		Owner's Agent Signature		
Brenda Rozelle		Tim Vandeville Jr		
Property Owner's Address*		Owner's Agent Address		//
PO Box 295, Whitewater WI	53190	797 Meadowgate Dr, Waterf	ford WI 53185	
Property Owner's Phone Num	ber*	Owner's Agent Phone		//
262-473-1019		262-865-4282		
Property Owner's Email*		Owner's Agent Email		//
BrendaRozelle@deltaelectric	whitewater.com	tim@stonehavendev.com		
Zoning #		Application Reviewed by		
Date				
į.		i i		

Date Filed	Date Published		Date Notices Mailed	Item 6
				<i>h</i>
Plan Commission Recommen	dation			
Date of Recommendation				
Plan of Operations				
Property Information		Tenant Information		
Property Tax Key #*		Previous Business Na	ame*	
A503200001, A503200002, A410100003	A410100001, A410100002,	N/A		
Property Address*		Years in Operation*		
Bluff Rd, Whitewater WI 53	190	N/A		
Property Owner*		New Business Name	k	
Brenda Rozelle		N/A		
Owner's Mailing Address*		Name of Operator*		
PO Box 295		N/A		
City, State and Zip Code*		Operator's Mailing	Address*	
Whitewater WI 53190		N/A		
Owner's Phone #*		City, State and Zip C	Code*	
262-473-1019		N/A		

Owner's Email*		Operator's Phone an	d Email*		Item 6.
BrendaRozelle@deltaelectricwhitewater.com		N/A			
New Business Use/Operation Informa	ntion	<u> </u>			//
Description of Business Use or Opera	tions*				
N/A					
Previous Use of Space*	Hours of Operation	ns (Weekdays)*	Hours of	Operations (Weekend)*	
N/A	N/A	//	N/A		
Total Area Space (SQF)* # Total	ilet Fixtures*	# Full Time Employe	ees*	# Part Time Employees*	
N/A N/A	1	N/A	/2	N/A	4
Customer Seating*	Seating Capacity*			ployee Hours Per Year	
☐ Yes☑ No	N/A	//	N/A	ourself if self-employed)*	
Sprinkler System*	7	— Hazardous/Flamn	nable Chem	nicals used/stored*	
		Yes (must atta	ach MSDS	sheets)	
☑ No		▼ No			
Specified Use of the Property and Bui	ilding(s)	,			
Building A*					
N/A					
Building B					
Building C					//

-Will there be any problems resulting form this	s operation such as (check all that apply)*	Item 6
Odors		
Smoke		
Noise		
Light		
None None		
Parking		
Dimension of parking lot*	Number of Spaces available*	
N/A	N/A	
Parking lot constructon*	Type of Screening*	\exists
Asphalt	Fencing	
Concrete	Plantings	
—Is employee parking included in "number of s	pace available"?*	
Yes		
✓ No		
Signage (Sign Permit Application Needed)		
Type *	- If other describe	
Free standing		
Monument		
Projecting		//
Awning/Canopy		
electronic Message		
Pylon		
Arm/Post		
Window		
Mobile/Portable or Banner		
Other		
▼ None		
Location of Signs		

Entertainment

ltam	6	

Is there any type of music in this proposa	ıl?* — Live*	
Yes (Separate License from Clerk's	Office Pes	
Required)	V No	
 No		
When will this be offered to customers (c apply)	heck all that What time (s) will	I this be offered
Monday		
☐ Tuesday		
Wednesday		
☐ Thursday		
Friday		
Outdoor Lighting		
Type*		
standard exterior housing lights		
Location*		
1 by front door, 2 on the garage front, 1 by	y the back patio door	
Utilities		
—Will you be connected to City*	─Is there a private well on-site?* —	Types of Refuse Disposal*
Water Water		Municipal
✓ Sewer	No No	Private
Approval Date by the Department of Natura	al Resources of the well proposed	
N/A		
Approval Date by the County Health Depar	tment of existing septic system	
N/A		

What types of sanitary facili	What types of sanitary facilities are to be installed for the proposed operation			Item	
N/A					
Surface water drainage facil	ities (describe or include in site pl	lan)			
N/A					
Licenses/Permits Is a highway access	Is a cigarette license	Is a liquor license	Did Wisconsin		
permit needed from	required? (Separate	required? (Separate	Department of Safety		
the State, County or	license from Clerk's	license form Clerk's	and Professional		
Local Municipality*	Office)*	Office)*	Services Division of		
Yes	Yes	Yes	Industry Services approve building		
▼ No	☑ No	☑ No	plans*		
			Yes		
			▼ No		

- Pe	rmitted Property Uses (Check all that apply)"	
V	Single Family Dwelling	
	Two Family Dwelling	
V	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	
	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	

Item	6

Production, or processing, cleaning, servicing, testing or remailer or materials, goods or products limited o the following uses, products, components, or circumstances:	It
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, Universities, Schools, Churches, Libraries, Government buildings,	
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)	

	_
Item	6

—Permitted Conditional Uses (Please check all that apply*	L	'
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		
Converstion 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		
Conversation 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 servcies		
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 hte 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*	Date*	
Tim Vandeville Jr	10/06/2025		
		//	

Inspector's Signature	Date	Item 6.
Cost Recovery Certificate and Agreement		
Pursuant to Ordinance 19.74.010 and 16.04.270 of	the City of Whitewater Municipal Code	
Whitewater Municipal Code, providing for city received the Applicant's request. All costs incurred by the circular shall be recoverable, including by not limit and rendered in review of any application, including village for purposes of review of the application or recoverable pursuant to the terms of the above num Municipal Code. At no time shall any cost recoverable	and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of covery of all city costs and disbursements incurred directly or indictly in the consideration of any requests by the Applicant related to ed to, all professional and technical consultant services and fees range the engineer, planner, attorney, or any other professional or experimentary pre-submission request. The Applicant agrees to reimburse the Combered ordinance within the time period set forth by the City of Wable fees be waived, except through the process of a written requesty the Common Council, and official action taken by the Common	rectly related to the Applicant's retained by the city bert hired by the City for all costs Thitewater est by the Applicant
PROJECT INFORMATION		
PROJECT NAME*		
Bluff Rd Single Family Housing Project		
PROJECT LOCATION*		
Bluff Rd		
APPLICANT INFORMATION		
NAME*		
Tim Vandeville Jr		
MAILING (BILLING) ADDRESS*		
797 Meadowgate Dr, Waterford WI 53185		
PHONE*	EMAIL ADDRESS*	
262-865-4282	tim@stonehavendev.com	

ATTORNEY INFORMATION

NAME		Item 6.
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*		
Tim Vandeville Jr		
The state of the s		

DATE*

Item 6.

10/06/2025			
City Use Only Below this Lir	ne		
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

Office of Neighborhood Services 312 W. Whitewater St. Whitewater, WI 53190

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 8th day of December, 2025 at 6:00 p.m. to hold a public hearing for a change in the zoning requested by Stonehaven Development, LLC. Tax Parcel Id #'s /A410100001, /A 410100002, /A 410100003, /A503200001 and /A503200002 from B-3 (Highway Commercial and Light Industrial District) to R-1s (Single Family-Small Lot Residence 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. <u>COMMENTS FOR, OR AGAINST THE</u>

<u>PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.</u>

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant

Item 6.

BLUFF RIDGE APARTMENTS LLC DECKER PROPERTIES INC 250 N SUNNY SLOPE RD STE 290 BROOKFIELD, WI 53005 ROZELLE INVESTMENTS LLC

PO BOX 295 WHITEWATER, WI 53190-9000

ECC RENTALS LLC PO BOX 660 WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 'PUMP HOUSE' 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

SCOTT KOESTER DENISE KOESTER 143 S MAPLE LN WHITEWATER, WI 53190-9000

LUIS ARMANDO ARTEAGA 169 S MAPLE LN WHITEWATER, WI 53190-9000

ADAM SMITH DENISE DELVECCHIO 152 S MAPLE LN WHITEWATER, WI 53190-9000

THERESA M SMITH 128 S MAPLE LN WHITEWATER, WI 53190-9000

KARIN A FERRELL 1277 E BLUFF RD UT 3 WHITEWATER, WI 53190-9000

JEFFREY M SORENSEN 1277 E BLUFF RD #6 WHITEWATER, WI 53190-9000 ACG DEVELOPMENT #1 LLC GODDEN #17 LLC 5000 S TOWNE DR STE 100 NEW BERLIN, WI 53151-5100

ROZELLE INVESTMENTS LLC PO BOX 295 WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

JESUS BARAJAS TERESA GOMEZ BARAJAS 127 MAPLE LN WHITEWATER, WI 53190

DEAN R FISCHER TRUST JACQUELINE K FISCHER TRUST 155 MAPLE LN WHITEWATER, WI 53190

JOHN A HOUWERS AMY K HOUWERS 168 S MAPLE LN WHITEWATER, WI 53190

DIANA Y CORTEZ

144 S MAPLE LN WHITEWATER, WI 53190-9000

BRENDA K VOLK 1277 E BLUFF RD UT #1 WHITEWATER, WI 53190-9000

SAM STRITZEL 1277 E BLUFF RD UT 4 WHITEWATER, WI 53190-9000

KATHLEEN F DITTNER 1277 E BLUFF RD #7 WHITEWATER, WI 53190-9000 ROZELLE INVESTMENTS LLC PO BOX 295

WHITEWATER ALPHA REAL EST

FORT ATKINSON, WI 53538-3800

811 ROBERT ST

WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 'PUMP HOUSE' 312 W WHITEWATER ST WHITEWATER, WI 53190-9000

LEE J CUSHMAN SHANNON L CUSHMAN 137 MAPLE LN WHITEWATER, WI 53190

SARAH L PIEPER 161 S MAPLE LN WHITEWATER, WI 53190-9000

CORY W BRUMMEYER 160 S MAPLE LN WHITEWATER, WI 53190

LAN YING HU SHI ZHEN ZHENG 136 S MAPLE LN WHITEWATER, WI 53190-9000

ERIKA MARTIN 1277 E BLUFF RD UT 2 WHITEWATER, WI 53190-9000

DAVID W JONES REBECCA L JONES 1277 E BLUFF RD UT #5 WHITEWATER, WI 53190-9000

ANNETTE C POSH 1277 E BLUFF RD #8 WHITEWATER, WI 53190-9000

Item 6.

J JESUS CERNA-SANCHEZ ANGEL VALADEZ DONALD J QUASS MARIA SANTOS-SERNA MARIA G VALADEZ **GAYLE M QUASS** 1277 E BLUFF RD #9 2218 W LYNDALE ST 1277 E BLUFF RD WHITEWATER, WI 53190-9000 CHICAGO, IL 60647 WHITEWATER, WI 53190 MARTHA DOWNING LISA E SCHAAL JESSICA ISLAS 1277 E BLUFF DR #12 1277 E BLUFF RD UT 13 1277 E BLUFF RD UT 14 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 **ELIZABETH M BONUSO** MICHAEL B KRAHN TAMMY J NEUMEISTER 1277 E BLUFF RD 1277 E BLUFF RD #16 129 S LOCUST LN UT #15 WHITEWATER, WI 53190 WHITEWATER, WI 53190 WHITEWATER, WI 53190 SHA YANG SHAWN REICHARD NICHOLAS BENTEL YOUA YANG 145 S LOCUST LN 153 S LOCUST LN 135 S LOCUST LN WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 AARON ROWLEY PATRICIA J BONGIORNO BRIAN A FUERSTENBERG 161 S LOCUST LN 167 S LOCUST LN CHERI B FUERSTENBERG WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 168 S LOCUST LN WHITEWATER, WI 53190 JENNIFER L TATTERSON SPENCER CIUFFO OSVALDO SERNA WANDA K SHEPHERD RACHEL CIUFFO NOEMY SERNA 160 S LOCUST LN 152 S LOCUST ST 146 S LOCUST LN WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 TRAVIS MICHAEL POWELL-WOLF APOLINAR ARANDA TIMOTHY J MII FWSKI JENNA DANIELLE POWELL-WOLF **GUADALUPE ARANDA** 129 ASH LN 134 S LOCUST LN 130 LOCUST LN WHITEWATER, WI 53190 WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 **KEVIN S HOUSEL EDGAR VALADEZ** PERNELL H HEWING TRUST ALMA VALADEZ 145 S ASH LN MELISA M HOUSEL 137 S ASH LN WHITEWATER, WI 53190-9000 155 ASH LN WHITEWATER, WI 53190-9000 WHITEWATER, WI 53190 **CRAIG A ZUTZ** JEFFREY L HAHN LUKAS F BUCHHOLZ JOANNE K ZUTZ 169 S ASH LN RACHEL M CLASS WHITEWATER, WI 53190-9000 164 S ASH LN **163 ASH LN**

WHITEWATER, WI 53190

DENNIS JACKSON CATHY E JACKSON 156 S ASH LN WHITEWATER, WI 53190-9000

LAVONE UNDERWOOD 146 S ASH LN

WHITEWATER, WI 53190-9000

LYNN M MILLARD 136 ASH LN

WHITEWATER, WI 53190-9000

WHITEWATER, WI 53190-9000

Item 6.

LUIS ISLAS MARTINEZ EVA ARANDA VILLEGAS 130 S ASH ST WHITEWATER, WI 53190-9000 STATE OF WISCONSIN DEPT OF TRANSPORT PO BOX 7921
MADISON, WI 53707-2100

JC-KOW FARMS LLC W7522 BLUFF RD WHITEWATER, WI 53190-9000

JOHN M HANEKAMP TRUST SUSAN K HANEKAMP TRUST N9440 HOWARD RD JTM RENTALS LLC 214 S WOODLAND DR ANDREW HUMMEL STACEY HUMMEL W8060 BLUFF RD

WHITEWATER, WI 53190-4600

WHITEWATER, WI 53190-9000

WHITEWATER, WI 53190-9000

JERRY KOLLWELTER TRUST DONNA KOLLWELTER TRUST W7977 BLUFF RD

PO BOX 7921 MADISON, WI 53707-2100 RICHARD A SPAETH JANE M SPAETH N9391 HOWARD RD WHITEWATER, WI 53190

WHITEWATER, WI 53190-9000

WHITEWATER, WI 53190-9000

DANIEL L MORSE

N9371 HOWARD RD

CORY L MORSE

COMMUNITY DEVELOPMENT AUTHORITY
312 W WHITEWATER ST

STATE OF WISCONSIN DEPT OF TRANSPO

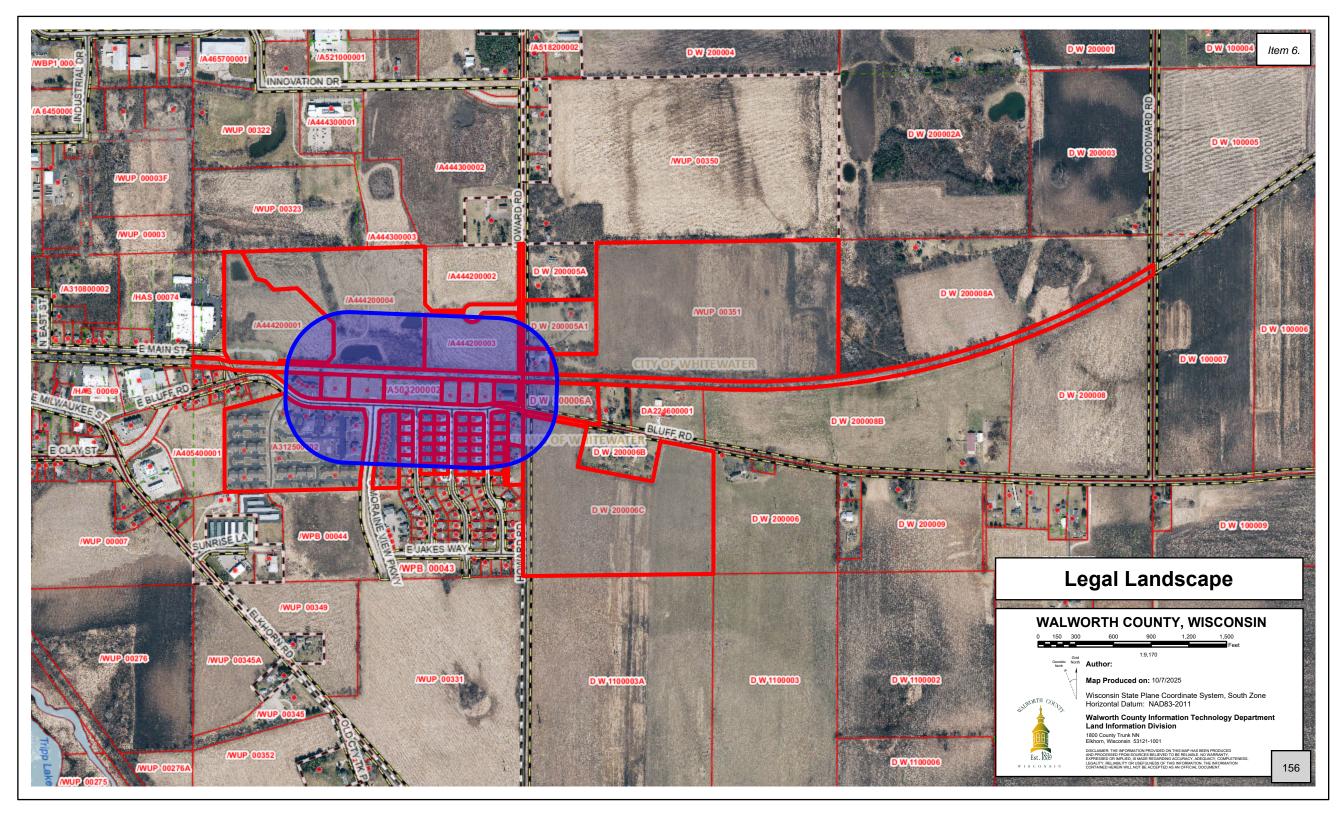
P.O. BOX 178

WHITEWATER, WI 53190-9000

COMMUNITY DEVELOPMENT AUTHORITY 312 W WHITEWATER ST

P.O. BOX 178

WHITEWATER, WI 53190-9000



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Preliminary and Final Plat Review

Summary of Request	
	Preliminary Plat Review
Requested Approvals:	Final Plat Review
Location:	E Bluff Rd, (A410100001, A410100002,
	A410100003,A503200001,A50320002)
Current Land Use:	Undeveloped
Proposed Land Use:	Single Family Homes
Current Zoning:	B-3, Highway Commercial and Light Industrial
Proposed Zoning:	R-1S, One-Family-Small lots Residence
Future Land Use,	Current: Highway Commercial
Comprehensive Plan:	Proposed: Single Family Residential

Staff Review

Stonehaven Development LLC is requesting a preliminary and final plat review to create 14 new parcels of land for the construction of 14 homes on E Bluff Rd. The land where a new plat is being proposed is currently undeveloped.

The applicant is seeking approval of a future land use map amendment, and rezone in correlation with the preliminary and final plat.

Plan Commission Action for Preliminary Plat (18.04.042(a)(5))

The city plan commission, within sixty days of the date of filing of preliminary plat with the secretary of the plan commission, shall approve, approve conditionally or reject such plat. In the case of rejection, the plan commission shall list reasons for rejection. The time period within which plan commission action is required shall not commence until the city has received all maps, plans, drawings, and related data necessary for review of the latest version of the preliminary plat. Failure of the city plan commission to act within sixty days shall constitute approval, except where such timeframe is extended by written agreement of the subdivider. After plan commission action, the plan commission secretary shall return one copy of the plat to the subdivider with the date and action endorsed thereon, along with a letter setting forth the conditions of approval or the reasons for rejection. One copy each of the plat and letter shall be placed in the city plan commission's permanent file.

Plan Commission Action for Final Plat (18.04.044(3)(5))

Review by Agencies. The plan commission secretary shall transmit an adequate number of copies to the city plan commission; and copies to all affected city boards, commissions or departments, for their review and recommendations concerning matters within their jurisdiction. For the final plat, the subdivider shall be responsible for making all written requests for approval and findings of no objections of the final plat to the State of Wisconsin, in accordance with Section 236.12, Wisconsin Statutes, unless exempted by other sections of Chapter 236. (4) Plan Commission Recommendation. The plan commission shall recommend approval, denial or approval with conditions, and transmit that recommendation to the city council.

City Council Action. The city council shall within sixty days from the date submitted, approve, approve conditionally or reject the final plat based on its determination of conformance with the intent and provisions of this ordinance, and all related plans and ordinances, and recommendations of appropriate city committees and commissions. If the final plat meets the requirements of this chapter, has been submitted within twelve months from the approval date of the preliminary plat, substantially conforms to the approved preliminary plat, and meets all conditions of preliminary plat approval, the council shall approve the final plat. In all cases, the time period within which city council action is required shall not commence until the city has received all maps, plans, drawings and related data necessary for plat review of the latest version of the final plat as outlined herein. Such time may be extended by written agreement of the subdivider. If the city council fails to act within sixty days, the period of time has not been extended by agreement, and no unsatisfied objections have been filed within that period, the plat shall be deemed approved, and upon demand, a certificate to that effect shall be made on the face of the plat by the city clerk.

Recording of Final Plat. The surveyor shall record a copy of the approved final plat with the appropriate register of deeds, but only after certificates of city council, surveyor, owner, and

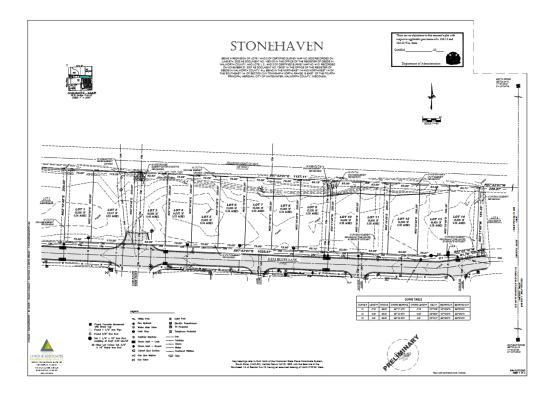
other certificates required by Section 236.21, Wisconsin Statutes are placed on the face of the plat.

Current Configuration



The proposed parcels, highlighted in yellow, are currently zoned B-3, Highway Commercial and Light Industrial, and would require rezoning to R-1S, One-Family-Small lots Residence. These 5 parcels would be divided into 14 individual lots, all similarly sized.

Proposed Preliminary Plat

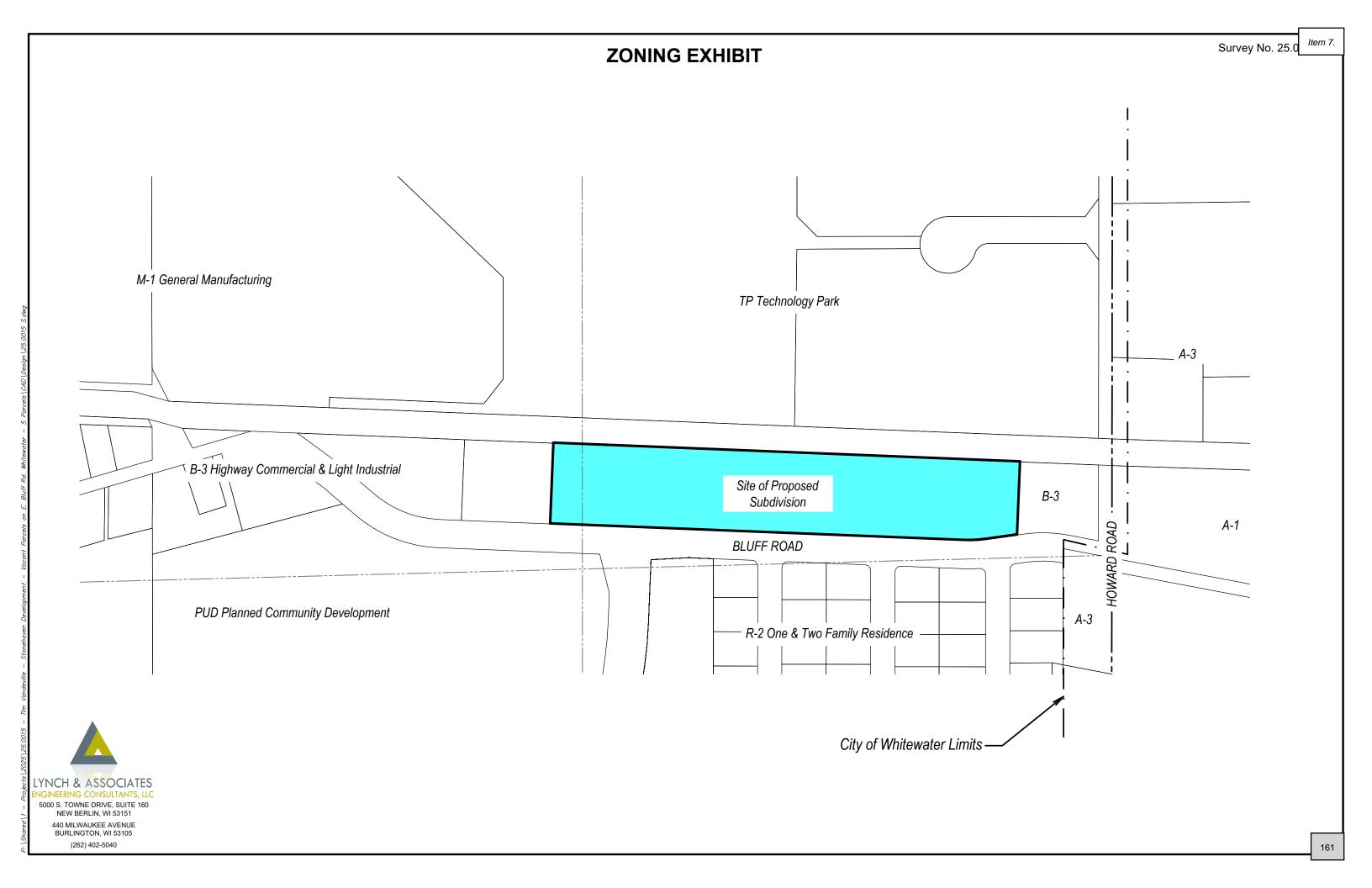


The proposed preliminary plat shows 14 new parcels, all of which front E Bluff Road. Each home would be constructed off of E Bluff Road, and would have an individual driveway for access. There is an area between lots 2 and 3 where a road right of way was formally vacated and two easements for utilities are being proposed.

City staff has reviewed the preliminary plat and found it to be in full compliance with all requirements of the City of Whitewater municipal ordinances, specifically section 18.04.042 pertaining to preliminary platting.

Planner's Recommendations

- 1) Staff recommends that the Plan Commission **APPROVE** the Preliminary and Final Plat for the properties located on E Bluff Rd with the following conditions:
 - a. Preliminary Plat meets all requirements of Whitewater Municipal Code (18.04.042(b)).
 - b. The final plat shall meet all technical requirements of Chapter 236, Wisconsin Statutes. In addition, the city shall require the subdivider to furnish a final recorded copy of the approved plat.
 - c. Any other stipulations as indicated by the PARC.



BEING A REDIVSION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5032 RECORDED ON JUNE 6TH, 2022 AS DOCUMENT NO. 1063100 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, AND LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 4101 RECORDED ON NOVEMBER 27, 2007 AS DOCUMENT NO. 724337 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, ALL BEING IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 IN TOWNSHIP 4 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

75.00'

LOT 8

15,000 SF

0.34 ACRES

75.00'

RAILROAD RIGHT-OF-WAY

(66' WIDE)

15,000 SF

0.34 ACRES

75.00' 🙀 🦳

PER CSM #5032

- 10' UTILITY EASEMENT

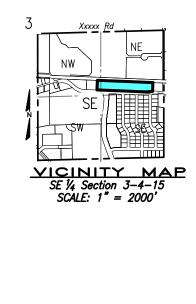
LOT 7

15,000 SF

0.34 ACRES

\$87°43'01"E 1029.67'

There are no objections to this assessor's plat with respect to applicable provisions of s. 236.15 and 236.20 Wis. Stats. Certified Department of Administration

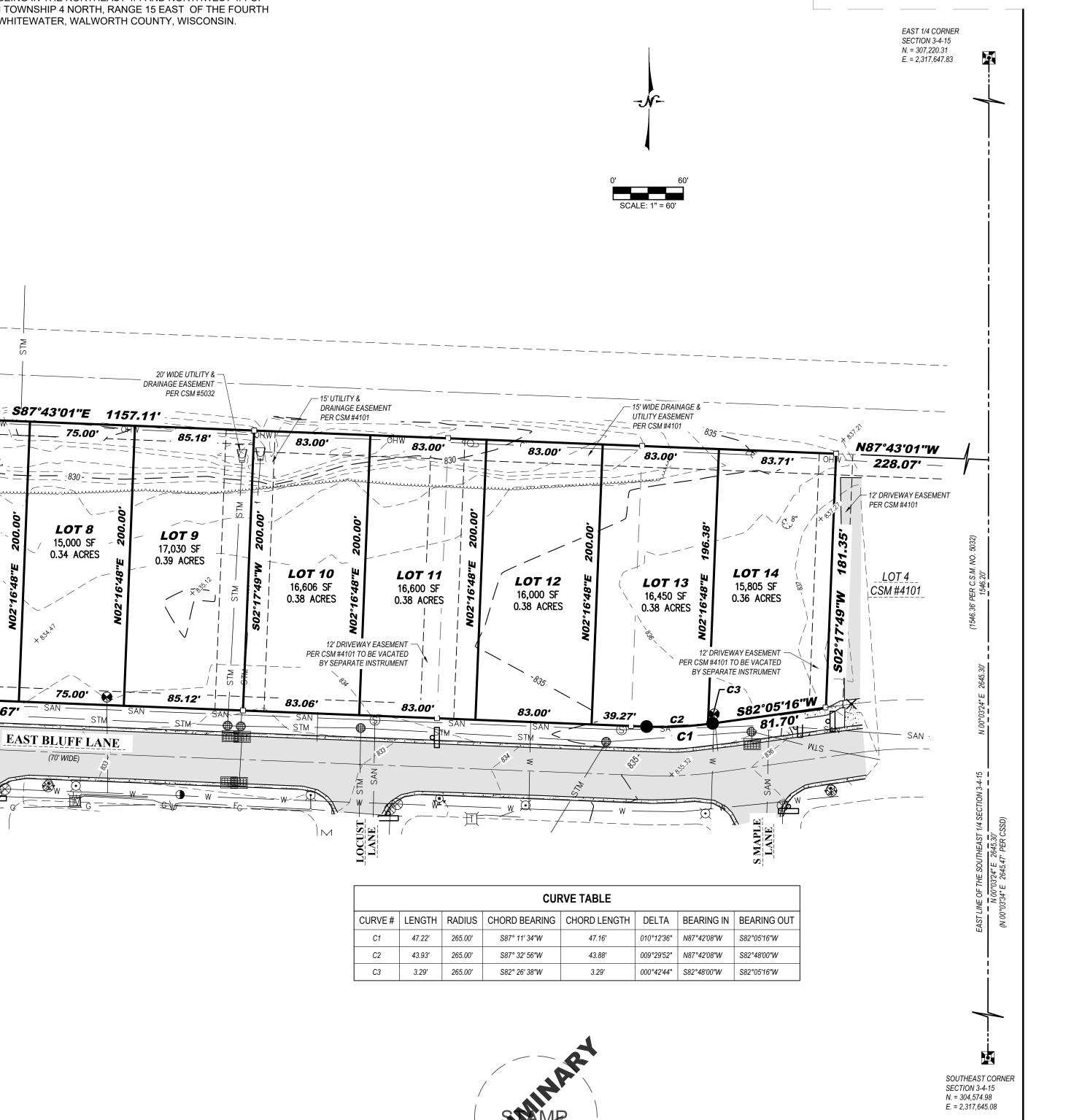


LOT 1

15,000 SF

0.34 ACRES

75.00'





LOT 2

CSM #3236

10' UTILITY & -

DRAINAGE EASEMENT

Found Concrete Monument with Brass Cap

O Found 1 1/4" Iron Pipe ☐ Found 5/8" Iron Rod

20' WIDE SANITARY SEWER EASEMENT

CSM #5032

23,117 SF

0.53 ACRES

Set 1 1/4" x 18" Iron Rod weighing at least 3.65 Lbs/LF All Other Lot Corner Set 3/4" X 18" Rebar Iron Rod

Utility Pole

Legend:

죶 Fire Hydrant ⊗ Water Main Valve

Curb Stop S Sanitary Manhole Storm Inlet - Curb

— 20' WIDE DRAINAGE

LOT 3

18,590 SF

0.43 ACRES

92.95'

EASEMENT-CENTER ON EXISTING

LOT 4

14,537 SF

0.33 ACRES

DRAINAGE EASEMENT

CSM #5032

LOT 5

15,000 SF

0.34 ACRES

Culvert End Section □G Gas Line Marker

M Gas Valve

◯ Light Pole

☑ Electric Transformer Telephone Pedestal

--- ₩ --- Water ——— Overhead Utilities Sign

> Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD-83), Vertical Datum NAVD 1988, with the East line of the Southeast 1/4 of Section 3-4-15, having an assumed bearing of North 0°03'24" East.

STONEHAVEN

BEING A REDIVSION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5032 RECORDED ON JUNE 6TH, 2022 AS DOCUMENT NO. 1063100 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, AND LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 4101 RECORDED ON NOVEMBER 27, 2007 AS DOCUMENT NO. 724337 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, ALL BEING IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 IN TOWNSHIP 4 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

(262) 402-5040

I RITCHIE P. WENZEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING A LOCATED IN LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5032 RECORDED ON JUNE 6TH, 2022 AS DOCUMENT NO. 1063100 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, AND LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 4101 RECORDED ON NOVEMBER 27, 2007 AS DOCUMENT NO. 724337 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, ALL BEING IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 IN TOWNSHIP 4 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, NOW BEING BOUND AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 SECTION; THENCE NORTH 00°03'24" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION, 1546.20 FEET; THENCE NORTH 87°43'01" WEST, 228.07 FEET TO THE NORTHWEST CORNER OF LOT 4 OF CERTIFIED SURVEY MAP NO. 4101 AND THE POINT OF BEGINNING; THENCE SOUTH 02°17'49" WEST, ALONG THE WEST LINE OF SAID LOT 4, 181.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 AND THE NORTH LINE OF EAST BLUFF LANE; THENCE SOUTH 82°05'16" WEST, ALONG SAID NORTH LINE, 81.70 FEET; THENCE 47.22 FEET ALONG SAID NORTH LINE 47.22 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET AND A CHORD OF 47.16 FEET BEARING SOUTH 87°11'34" WEST; THENCE NORTH 87°43'01" WEST, ALONG SAID NORTH LINE, 1029.67 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3236; THENCE NORTH 02°16'48" EAST, ALONG THE WEST LINE OF SAID LOT 2, 200.00 FEET TO THE SOUTHERLY LINE OF A 66' WIDE RAILROAD RIGHT OF WAY AND THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87°43'01" EAST, ALONG SAID SOUTH RIGHT OF WAY, 1157.11 FEET TO THE POINT OF BEGINNING.

THE GROSS AREA OF SAID PARCEL CONTAINS {AREA} SQUARE FEET OR {AREA} ACRES OF LAND, MORE OR LESS.

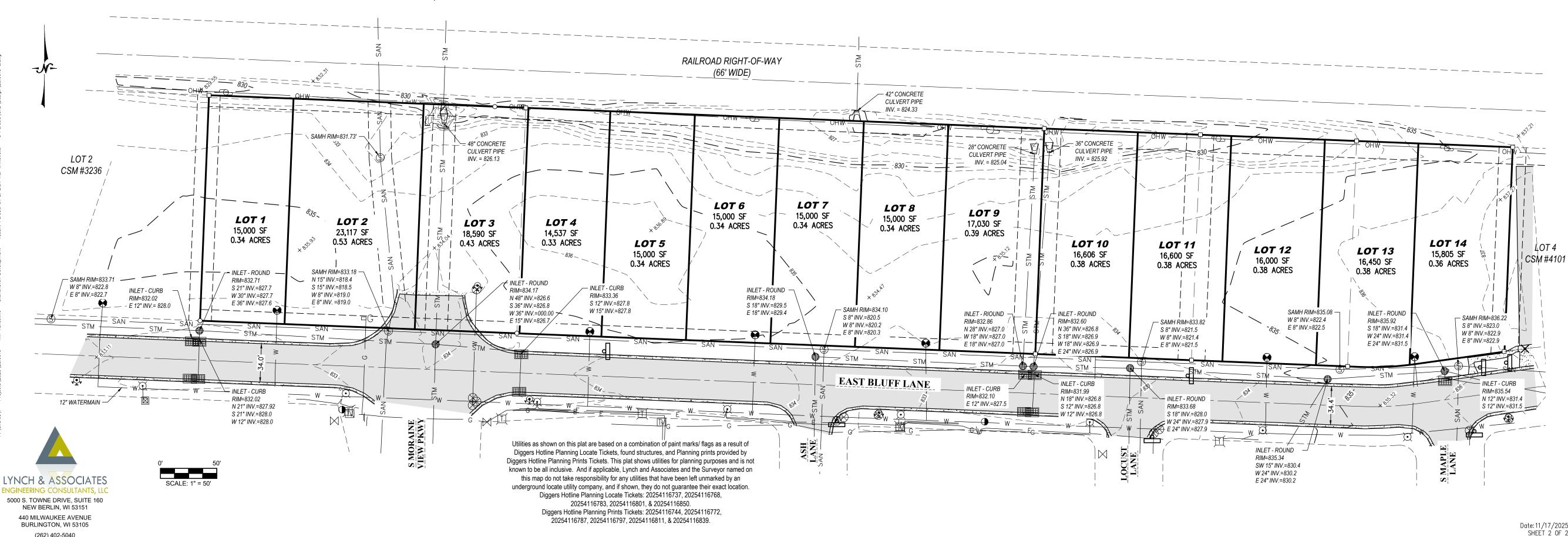
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF {LAND OWNER}, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED AND LAND DIVISION MADE THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE PLATTING ORDINANCE OF THE CITY OF WHITEWATER IN SURVEYING, DIVIDING AND MAPPING SAME.

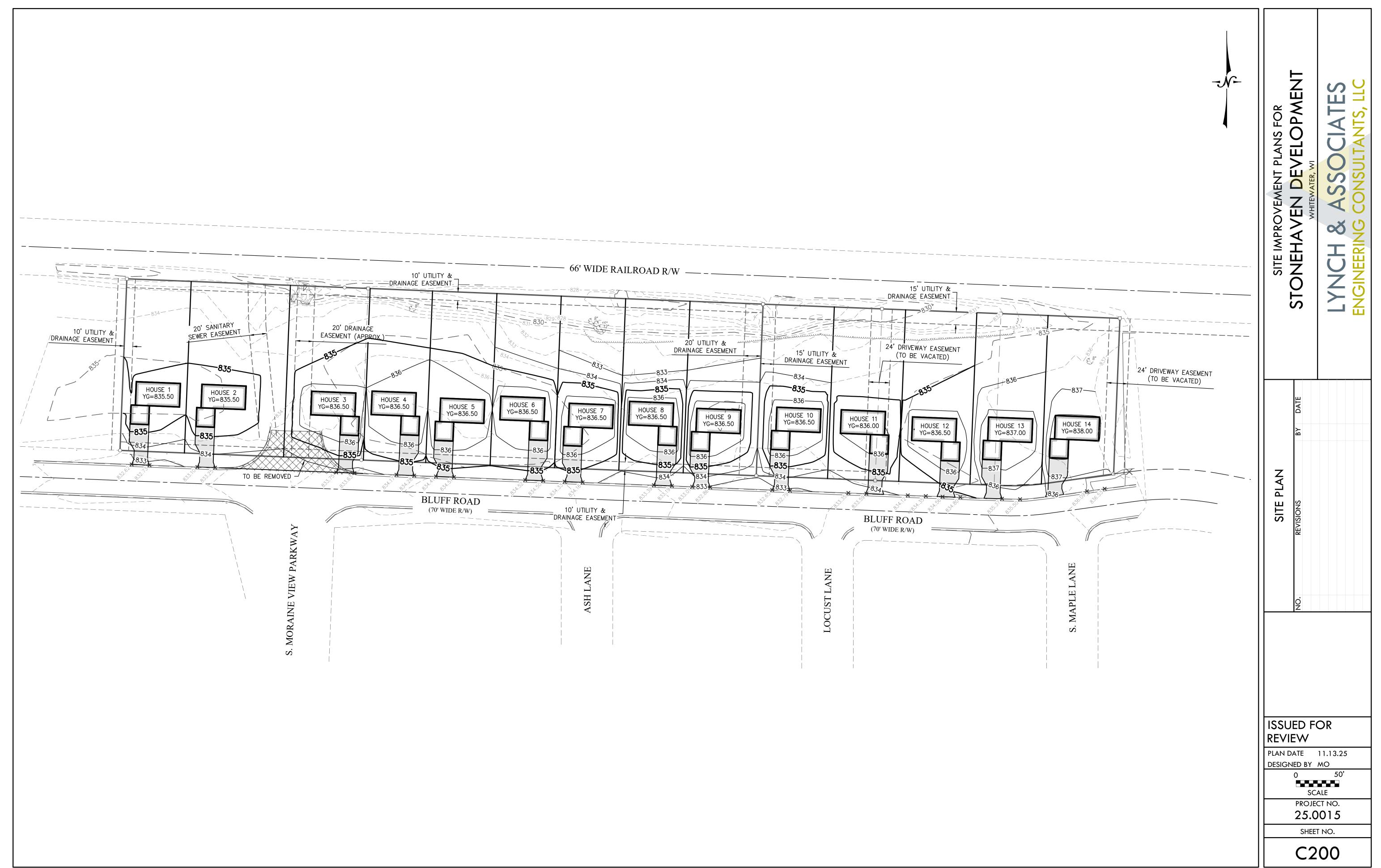
RITCHIE P. WENZEL, PLS PROFESSIONAL LAND SURVEYOR S-4027

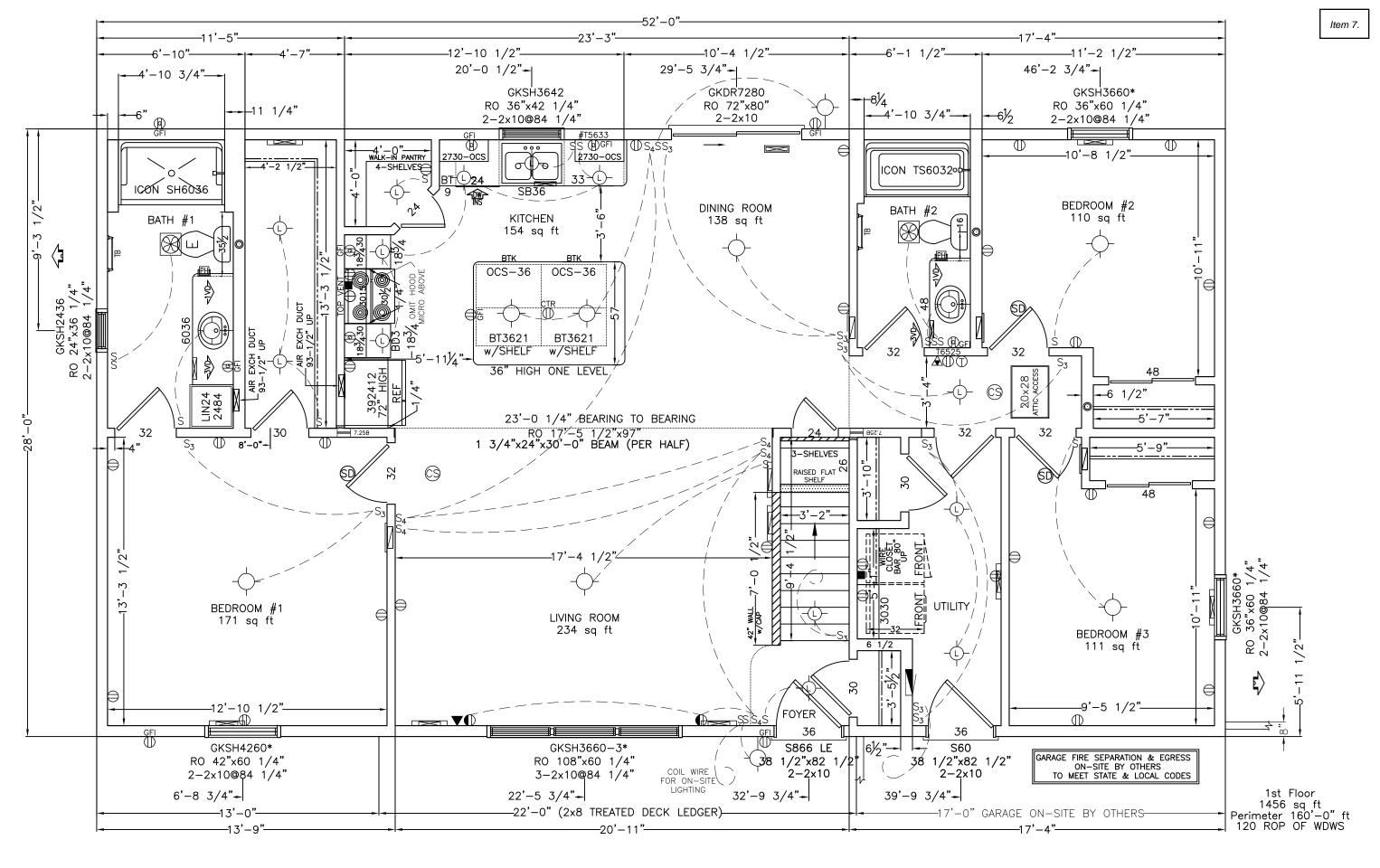
City of Whitewater Plan Commission Approval

THIS SUBDIVISION PLAT APPROVED BY THE CITY PLAN COMMISSION THIS ____ __ DAY OF _____ _, CITY COUNCIL REP. , CLERK City of Whitewater Clerk Approval THIS SUBDIVISION PLAT APPROVED BY THE CITY CLERK THIS _ DAY OF ___ _, CLERK City of Whitewater City Council Approval THIS SUBDIVISION PLAT APPROVED BY THE CITY COUNSIL THIS __ DAY OF , CITY MANAGER , CLERK

UTILITY DETAIL

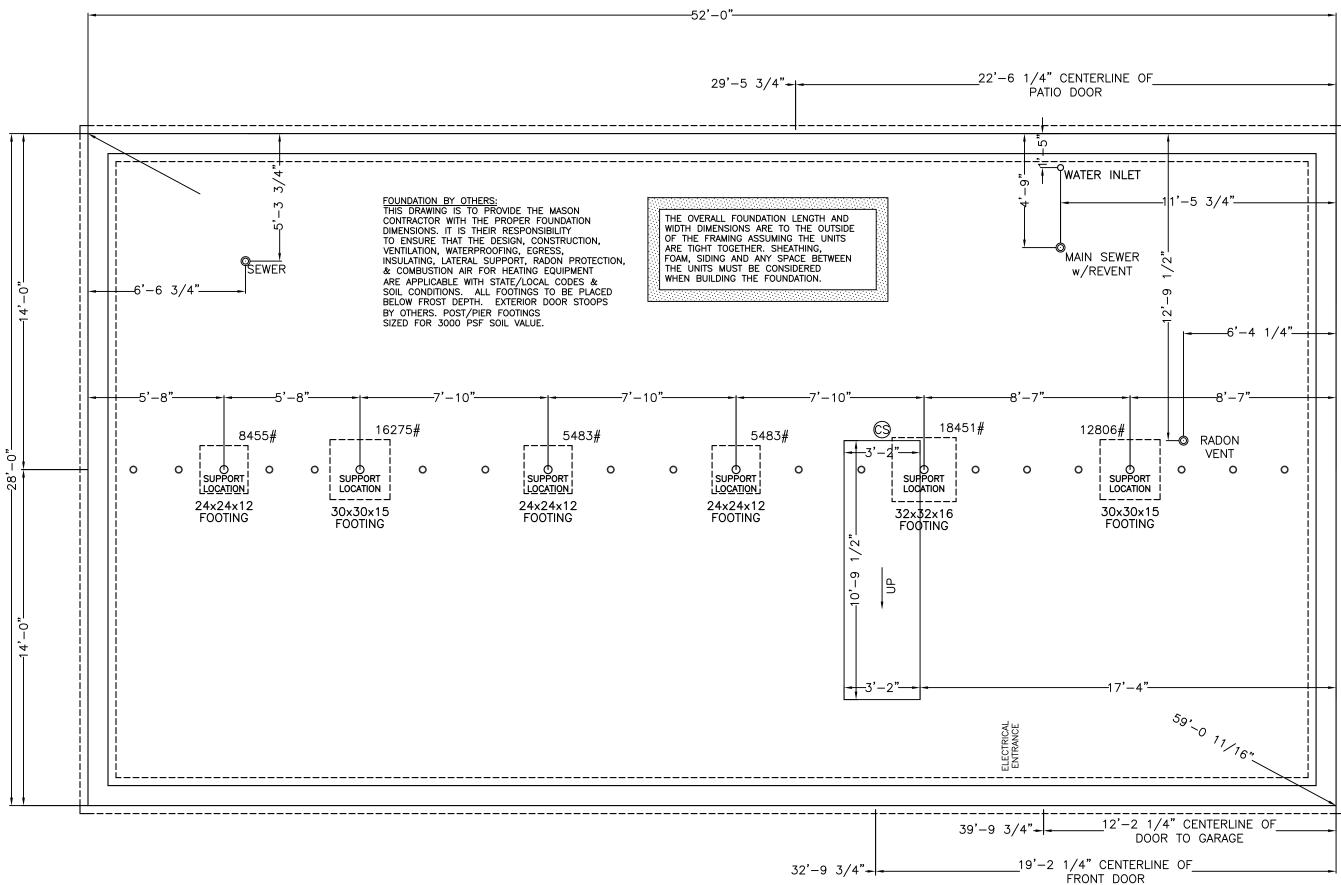








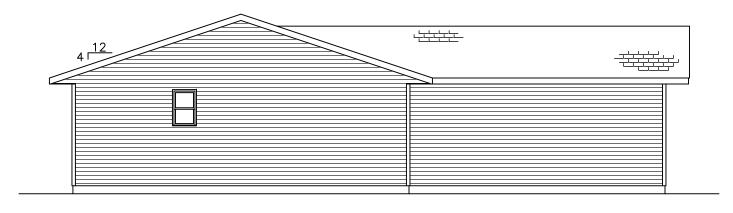


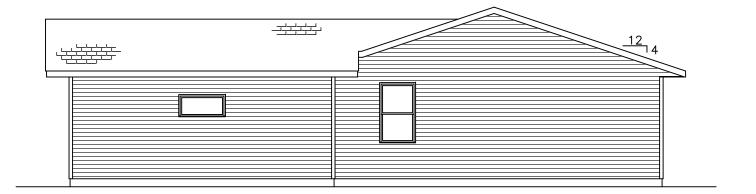


LEGEND:
O REQUIRED FLOOR MARRIAGE BEAM BOLT LOCATION (SHIPPED LOOSE BY WISCONSIN HOMES INC.)
INSTALLED ON—SITE BY OTHERS. SEE SETUP
MANUAL FOR SPACING REQUIREMENTS.

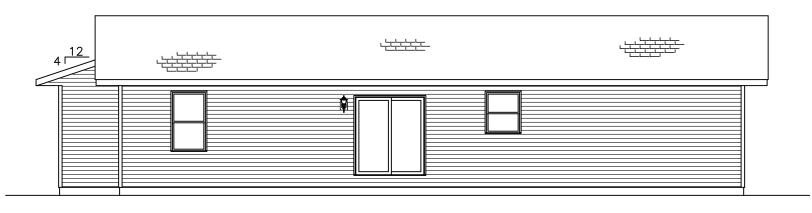
WISCONSIN HOMES INC. CLNG: 96 1/2" DEALER: STONEHAVEN DEVELOPMENT, LLC 2852 3BDRM CAVALIER DRAWN BY:RP 425 W. McMILLAN ST REVISED:10/07/25 LOCATION: WATERTOWN, WI BSMT: 9 PITCH: 4/12 CUST: SPEC SCALE: 1/4" = 1' **DESC: FOUNDATION PLAN** MARSHFIELD, WI 54449



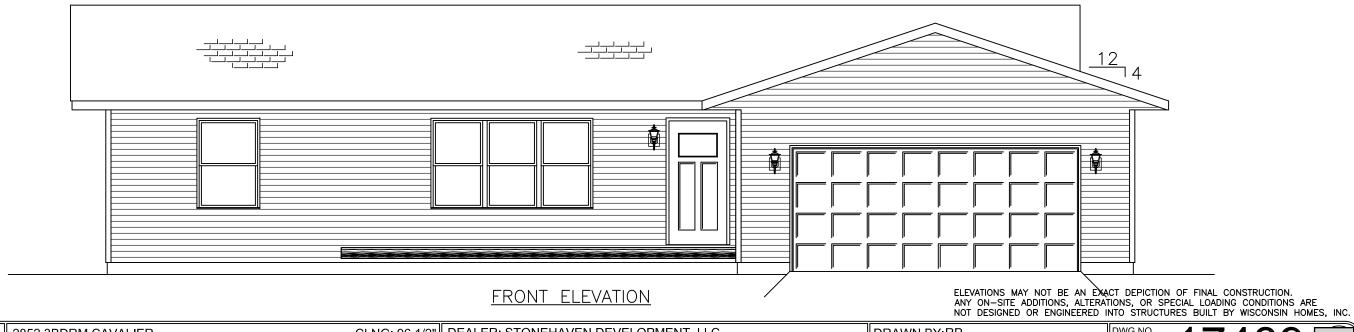




END ELEVATION END ELEVATION



REAR ELEVATION



WISCONSIN HOMES INC. 425 W. McMILLAN ST. MARSHFIELD, WI 54449 DESCRIPTION: ELEVATION PLANS BSMT: 9 PITCH: 4/12 CUST: SPEC SCALE: NOT TO SCALE REVISED: 10/07/25 COATION: WATERTOWN, WI 30# 17489

ROZELLE INVESTMENTS LLC

10/2/2025

RE: LOTS #1-3 BLUFF RD / WHITEWATER

RICHARD ROZELLE AND BRENDA ROZELLE PO BOX 295 WHITEWATER WI 53190 – 0295

TO WHOM IT MAY CONCERN:

LOTS 1 – 3 BLUFF RD LAND IS CURRENTLY UNDER CONTRACT AND WE SUPPORT THE STEPS BEING TAKEN FOR REZONE AS A FIT FOR THE COMMUNITY.

SIGNED:

BRENDA ROZELLE



To whom it may concern,

As part of our submission for the Bluff Rd Single Family Housing project, we would like to address the exterior lighting component. Our development model is focused on providing attainable, owner-occupied housing to the Whitewater community while managing upfront costs to keep final home prices accessible for working families.

To support this goal, we are proposing a simple, consistent lighting plan that provides proper visibility, safety, and aesthetic appeal without unnecessary expense. Specifically, each home will include:

- Two standard matching exterior lights at the garage front
- One standard matching exterior light at the front entry
- One standard matching exterior light at the rear patio door

All fixtures will match to ensure a cohesive and attractive exterior appearance.

No street lighting is proposed within our development, as existing street lights along Bluff Rd across from the project site already provide adequate area illumination.

This approach ensures safe, functional, and uniform lighting for each residence while responsibly managing project costs to keep these homes within reach for local buyers.

We respectfully request the City's approval of this lighting plan as part of our ongoing effort to deliver cost-effective, high-quality housing options for the Whitewater community.

Thank you for your continued partnership and support. Please let us know if any additional information is needed.

Sincerely,

Tim Vandeville Jr Chief Executive Officer Stonehaven Development LLC 262-865-4282 tim@stonehavendev.com

WISCONSIN HOMES

Custom design. Precision built.











Our Process-Construction Advantages

Third party inspection and quality control program: ensures all code and customer requirements are met.

Constructed in an environmentally controlled setting: protects materials against weather damage.

Built to higher standards; incorporates more stringent aspects from various state building codes.

Streamlined process by having building trades (i.e. electrical, plumbing) in one facility; coordinated with the design and building process.

Foil-backed gypsum on exterior walls: reduces time in process.

Efficient use of labor and materials: safer work environment. (Several scrap/drop materials are re-used or recycled in environmentally sound manner.)

STANDARD CONSTRUCTION SPECIFICATIONS

- 1. 2×10 16" on center floor joists
- 2. Double rim joists all around perimeter
- 3. Triple rim joists along front & rear for homes 56' or larger
- 4. 2×10 solid bridging between floor joists
- 5. 3-2×10 marriage rims per module for Ranch homes
- 6. Joist hangers at center beam
- 7. 1/2" O.S.B. (oriented strand board) bottom layer of double floor system (glued & nailed)
- 5/8" plywood floor decking top layer of double floor system (glued & nailed)
- 9. 2×6 16" on center Exterior walls
- 10. 2×4 Interior walls (wider as required)
- 11. 7/16" O.S.B. Exterior sheathing (glued & stapled)
- 1/2" O.S.B. (32/16 rated panels) between sections on center walls
- 13. Kimberly-Clark BLOCK-IT House wrap
- 14. Double-4 vinyl siding
- R19 Fiberglass insulation in exterior walls (optional R21 available as required)
- 16. 1/2" drywall on exterior walls (glued & screwed)
- 1/2" Moisture resistant drywall in tub & shower areas (glued & screwed)

- 18. 1/2" Drywall on interior walls (glued & screwed)
- 19. 1/2" High Strength Lite Drywall on ceiling (glued & screwed)
- Vapor barrier spray & medium texture spray on walls & ceilings (2 coat process)
- 21. Engineered roof trusses with 6" heel & 21" tails (24" O.C.)
- 22. Air baffle between each truss, to peak if parallel chord
- R50 Blown cellulose insulation in ceiling of ranches and two-story homes. R38 batt insulation in parallel chord ceiling (optional R44 available as required)
- 24. 1/2" O.S.B. (oriented strand board) roof sheathing with roof clips (optional 5/8" available in Michigan as required)
- 25. 2 Rows of winter-guard roof underlayment ("Ice-damming" protection) on roof sheathing
- 26. Synthetic roofing underlayment (on remainder of roof sheathing)
- 27. CertainTeed fiberglass dimensional shingles
- 28. Rolled roof vent at the peak
- 29. Aluminum roof edge
- 30. Vented pre-finished aluminum soffit
- 31. 2×6 fascia board covered with 6" pre-finished, wood-grained aluminum fascia
- 32. Colonial style solid oak interior casing
- 33. Colonial style solid oak interior base molding

STANDARD FEATURES

- Gerkin Low-E with Argon Vinyl Double Hung windows with screens (U-Value = .30)
- 6-Panel insulated steel exterior doors with 20 minute fire rating
- 4/12 Roof pitch on all Ranch & Two-story homes (approximately 24" finished overhang)
- 9/12 Roof pitch on all Cape Cod & Chalet style homes (approximately 24" finished overhang)
- 96 1/2" ceiling height (Ranch, Two-story, lower level of Chalet & Cape Cod homes)
- Insulated 2×10 Header for Windows
- Wood Blocking approximately 16" past window R.O. for mounting Drapery Rods
- · Nickel interior & exterior door Hardware (where available)



Building Beyond Industry Standards

SIRUCTURAL STRENGTH	INDUSTRY STANDARD/MINIMUM
2×10 Floor rim joists: reinforces the structure for shipping and set (2 or 3 total per side, 3 per half on marriage wall, 2 per end)	1 ply
Sections built with additional materials and fasteners: strengthens units for shipping resulting in stronger than code or code-designed site built home (www.modular.org/HtmlPage.aspx?name=why_modular)	prescriptive fastening
Double layer floor system: standard in most models	single layer floor system
Insulated door and window headers - 2-2×10 extended past the opening: blocking for window treatments and provides wall rigidity	no blocking
Glued gypsum and exterior wall sheathing: provides wall rigidity	none

ENHANCED LONGEVITY—Performance

12 gauge wire on more circuits than industry standard	14 gauge for lighting/general purpose
100 cfm bath fans	50 cfm
Secondary damper for bath fan exhaust: helps prevent wind noise	single damper
Kimberly-Clark BLOCK-IT brand drain house wrap: breathable, tough liquid barrier, provides better drainage	house wrap
2 rows of winter-guard roof underlayment: "ice-damming" protection	tar paper

STANDARD ROOM FEATURES AND SPECIFICATION

KITCHEN

- Cabinets with solid oak face frames and raised panel doors
- · Lazy Susan in base corner cabinets where possible
- · Cove molding above wall cabinets
- Pre-formed laminate countertop
- · 30" Range hood vented when possible
- · Prep for on-site dishwasher
- 8" Deep double bowl stainless steel sink
- Delta single lever faucet with sprayer
- 110V Receptacle for on-site gas range
- Tilt-out sink trays (where available)
- Bank of drawers with built-in cutting board, cutlery tray & spice tray inserts
- 39" Wide × 72" High refrigerator space

BATHROOM

- One-piece fiberglass tubs and/or showers
- · Delta anti-scald tub & shower faucets
- · Mansfield 1.6 gallon flush water saver toilets
- Vanity cabinets with solid oak face frames, raised panel doors & when applicable, a bank of 3 drawers
- · Pre-formed laminate countertops
- Mansfield china drop-in sink
- · Solid oak medicine cabinet
- · 100 cfm LED light/vent bath fans
- · Delta single lever faucet
- 18" Chrome towel bar & surface-mount paper holder

UTILITY ROOM

- Washing machine box with water hammer arrestor
- 220V for on-site electric dryer or 110V for on-site gas dryer

BEDROOMS

- · Fire escape sized egress window
- · Bedroom ceiling lights

LIVING ROOM

- 2 Switched Receptacles for table/floor lamps
- · Living Room ceiling light

ELECTRICAL

- Square-D 200 Amp, 42 space electrical panel
- Nickel lighting package
- White switches, receptacles & cover plates
- Copper wire not less than 12 gauge, sized according to specific circuits (most models) (14 gauge for smoke detectors and carbon monoxide/smoke detectors)
- Smoke detectors in bedrooms, carbon monoxide/ smoke detectors near bedrooms & in the basement hard wired on one circuit
- 1 Fish-wire for on-site furnace thermostat
- · LED light bulbs in standard light fixtures throughout
- 1 Receptacle with a guide-light in main hallway or where applicable

PLUMBING

- PEX water supply lines stubbed through the floor decking
- · Shut-off valves where possible

MISCELLANEOUS

- Flush panel, hollow core oak interior doors
- Hand-rail with brackets for basement set-up
- Heat diffusers boots & rigid returns air ducts with air control & fish-wire
- Rounded drywall corners
- Medium textured walls & ceilings
- · Keyed-alike Deadbolts on standard exterior doors
- Fire-rated rear exterior doors and frame
- * Cavalier Series homes include various unique standard specifications. Refer to separate specification sheet for more information.

Custom design. Precision built.



Print

Site Plan Application - Submission #2027

Date Submitted: 11/3/2025

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

 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:
 - 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

- 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
- When application is complete and approved by Staff it will then be forwarded to Plan Commission

Process

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

Item 7.

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			Landscaping Plan	Lighting Plan	
	Choose File	No file chosen	Landscape Letter.pdf	Lighting Letter.pdf	

Other Information

17489-AB.pdf

Planning Request

General Project Information

Project Tax Id #	Project Address*	
	Bluff Rd	
		//
Project Title (if any):		
Bluff Rd Single Family Housing		
Applicant, Agent & Property Owner Information		
Applicant's Name*	Applicant's Company*	
Tim Vandovillo Ir	Stanahayan Dayalanmant III C	

Address*		Item
797 Meadowgate Dr		
City*	State*	Zip Code*
Waterford	WI	53185
Phone Number*		
262-865-4282		
Email Address*		
tim@stonehavendev.com		
Agent's Name	Agent's Company	y
N/A	N/A	
Address		
N/A		
City	State	Zip Code
N/A	N/A	N/A
Phone Number	Fax Number	
N/A	N/A	
Email Address		
N/A		

Owner's First Name (if Different from applicant)	Owner's Last Name	е	Item 7.	
Richard & Brenda	Rozelle			
Address	<i>∞</i> [/ [
P.O. Box 295				
City	State	Zip Code	/	
Whitewater	WI	53190		
Phone Number	Fax Number			
N/A	N/A			
Email Address				
Planning Request (check all that apply)* Site Plan and Architectural Review \$150.00 plus \$0. 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				
Joint Rezoning & Certified Survey Map \$500.00 plus				
Joint Site Plan & Conditional Use \$300.00 plus \$0.0 Board of Zoning Appeals/Adjustment \$300.00	b per sq. π. (Floor Area)			
Will translation services be needed during the Plan Board meeting?* Yes	If Yes, please specify	the language required.		

Plan of Operations

9:27 AM whitewa	ater-wi.gov/Admin/FormCenter/Submissions/Print/2027	
Property Information	Tenant Information	Item 7.
Property Tax Key #	Previous Business Name*	
A503200001, A503200002, A410100001, A4101000 A410100003	002, N/A	
Property Address	Years in Operation*	
Bluff Rd, Whitewater WI 53190	N/A	
Property Owner Name*	New Business Name*	
Richard & Brenda Rozelle	N/A	
Owner's Mailing Address*	Name of Operator*	· · · · · · · · · · · · · · · · · · ·
P.O.Box 295	N/A	
City, State and Zip Code*	Operator's Mailing Address*	
Whitewater, WI 53190	N/A	
Owner's Phone Number*	Operator's City, State and Zip Code*	
N/A	N/A	
Owner's Email*	Operator's Phone and Email*	
BrendaRozelle@deltaelectricwhitewater.com	N/A	

New Business Use/Operation Information

D	Description	of Busine	ess Use or	· Operations*
---	-------------	-----------	------------	---------------

N/A

Previous Use of Space*	Hours of Operation (Weekdays)*	Hours of Operations (Weekends)*
N/A	N/A	N/A

Total Area Space (SQF)*	# Toilet Fi	ixtures*	# of Full Time Employees	* # of Part Time Employees Item /
N/A	N/A		N/A	N/A
-Customer Seating*		Seating Capacity*		al Employee Hours Per Year cluding yourself if self-employed)*
Yes		N/A	N/.	
✓ No				
—Sprinkler System*		ī	─ Hazardous/Flammable	• Chemicals Used/Stored*
Yes			Yes (Must attach M	(ISDS Sheets)
✓ No			☑ (☑ No	,
Specified Use of Property and	l Building(s)			
Building A*				
N/A				
Building B				
N/A				
Building C N/A				
N/A				
W/91 41 1		di:	(Ch h - 11 4h -4 h-)*	
-Will there be any problems	s resulted for	m this operation such	as: (Cneck all that apply)*	
Odors				
Smoke				
■ Noise				
LightVibrations				
Vibrations✓ None				
III NOTIC				
Parking				
Dimension of parking lot*			Number of Spaces availab	ble*
N/A			N/A	

180

Parking lot construction*	Type of Screening*	Item 7.
Asphalt	☐ Fencing	
▼ Concrete		
☐ Is employee parking included in (number o	f snaces available"2*	
	spaces available.	
Yes		
✓ No		
Signage (Separate Sign Permit Application Ne	eded)	
Type (Check all that apply)*	If other describe	
Free standing		
Monument		
Projecting		//
Awning/Canopy		
■ Electronic Message		
Pylon		
Arm/Post		
Window		
Mobile/Portable or Banner		
▼ None		
Other		
Location of Signs*		
N/A		
Entertainment		
—Is there any type of music in this proposal?	*	٦
Yes (Separate License from Clerk's off	ice Required)	
✓ No		
-Live*	٦	
Yes		
☑ No		
I		

Item 7

When will this be offered to custon	ners*			nem 7.
Monday				
☐ Tuesday				
■ Wednesday				
☐ Thursday				
Friday				
☐ Saturday				
Sunday				
✓ None				
W NOTIC				
What time(s) will this be offered				
N/A				
Outdoor Lighting				
Туре*	Loc	eation*		
N/A	N/A	4		
Utilities				
Will you be connected to City (Check all that apply)*	Is there a private well	on-site*	Types of Refuse Disposal*	$\overline{1}$
(Check an that apply)	Yes		Municipal	
Water ■	No No		Private	
▼ Sewer				
Approval Date by the Department of Na	atural Resources for the well p	proposed use		
N/A				
Approval Date by the County Health Do	enartment for existing sentic s	vstem		
N/A	opar amona roz emsamg separe s			
				//
What types of sanitary facilities are to b	oe installed for the proposed op	peration*		
N/A				

local Municipality?* Yes

▼ No

Office Required)*

Yes

✓ No

Office required)*

Yes

No

Services Division of Industry Services approve building plans*

Yes

▼ No

-Pe	rmitted Property Uses (Check all that apply)*
V	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 facilties
	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

	140 00	
- 1	item	1 /

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, semicondurctors, 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, Universities, Schools, Churches, Libraries, Government buildings
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)

Itam	7
пет	1.

Permitted Conditional Uses (Check all that apply)*	L	
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	
Tim Vandeville Jr	11/03/2025			
				/

Item 7.

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 he 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 by 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*	
Bluff Rd Single Family Housing	
PROJECT LOCATION*	
Bluff Rd	
APPLICANT INFORMATION	
NAME*	
Tim Vandeville Jr	
MAILING (BILLING) ADDRESS*	
797 Meadowgate Dr, Waterford WI 53185	
PHONE*	EMAIL ADDRESS*
262-865-4282	tim@stonehavendev.com
ATTORNEY INFORMATION	
NAME	
Peter Turke	

PHONE EMAIL ADDRESS Item 7.

262-758-7100	peter@turkelaw.com	
		//

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	Item 7.
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: December 8, 2025

Re: Site Plan Review

Summary of Request		
	Site Plan Review	
Requested Approvals:		
Location:	848 E Commercial Avenue (/A 64500001)	
Current Land Use:	Manufacturing Building/ Warehouse	
Proposed Land Use:	Manufacturing Building/ Warehouse	
Current Zoning:	General Manufacturing District	
Proposed Zoning:	N/A	
Future Land Use,	Business/Industrial Park	
Comprehensive Plan:		

Staff Review

The applicant is requesting a site plan review for a new asphalt pavement area on an already developed parcel that is approximately 6 acres. The owner has already removed the existing pavement that was in a dilapidated condition, and would like to replace the existing areas, as well as add a new area along the building on the east side. The applicant is proposing 15,508 square feet of pavement on site.



Per the M-1 zoning regulations:

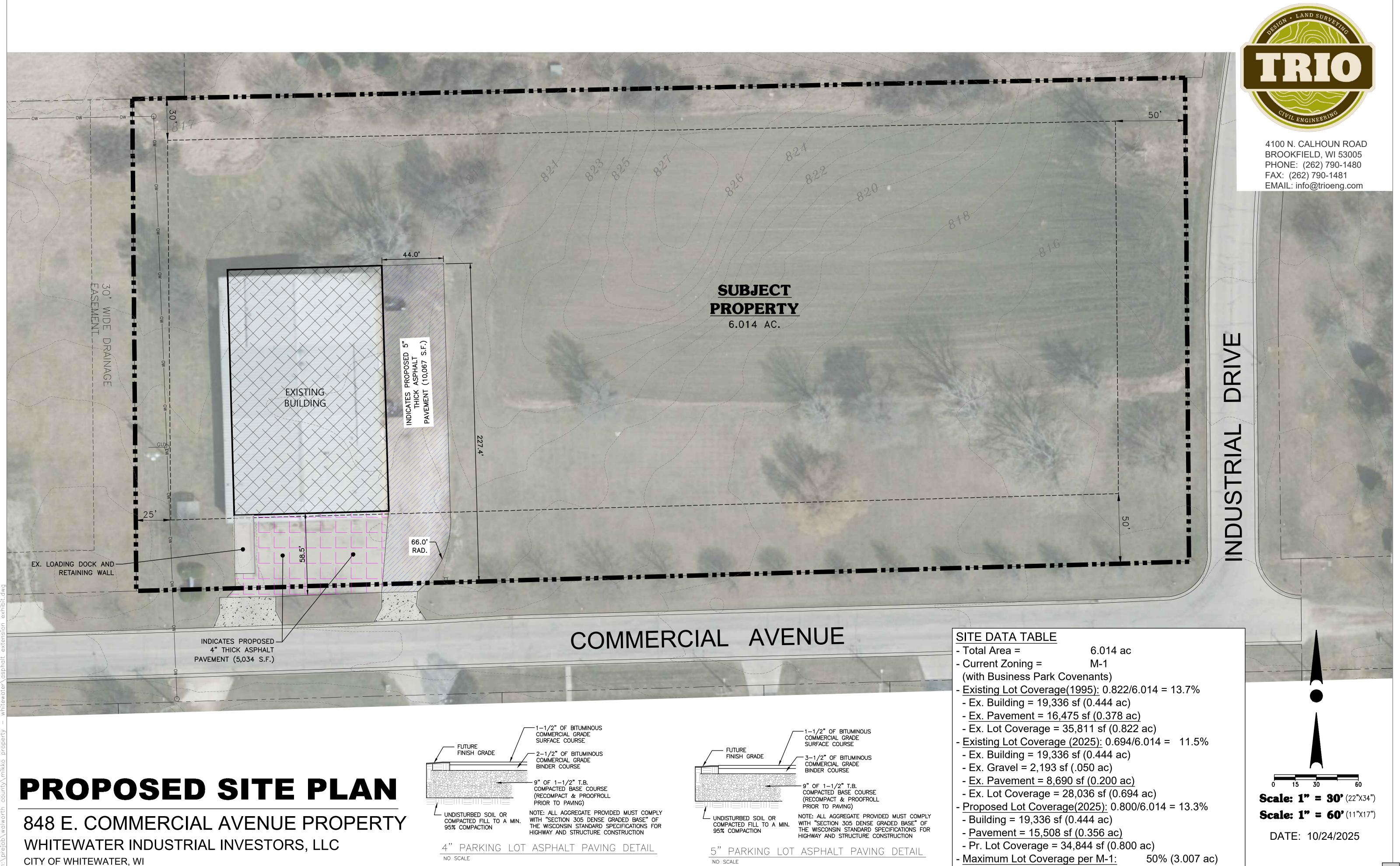
No building or improvements shall be erected, placed or altered on any building site in an M-1 district park until the plans and use for such building or improvements (including site plans, landscaping plans, accommodation of environmental features, building plans, and specifications) have been approved through the architectural review process.

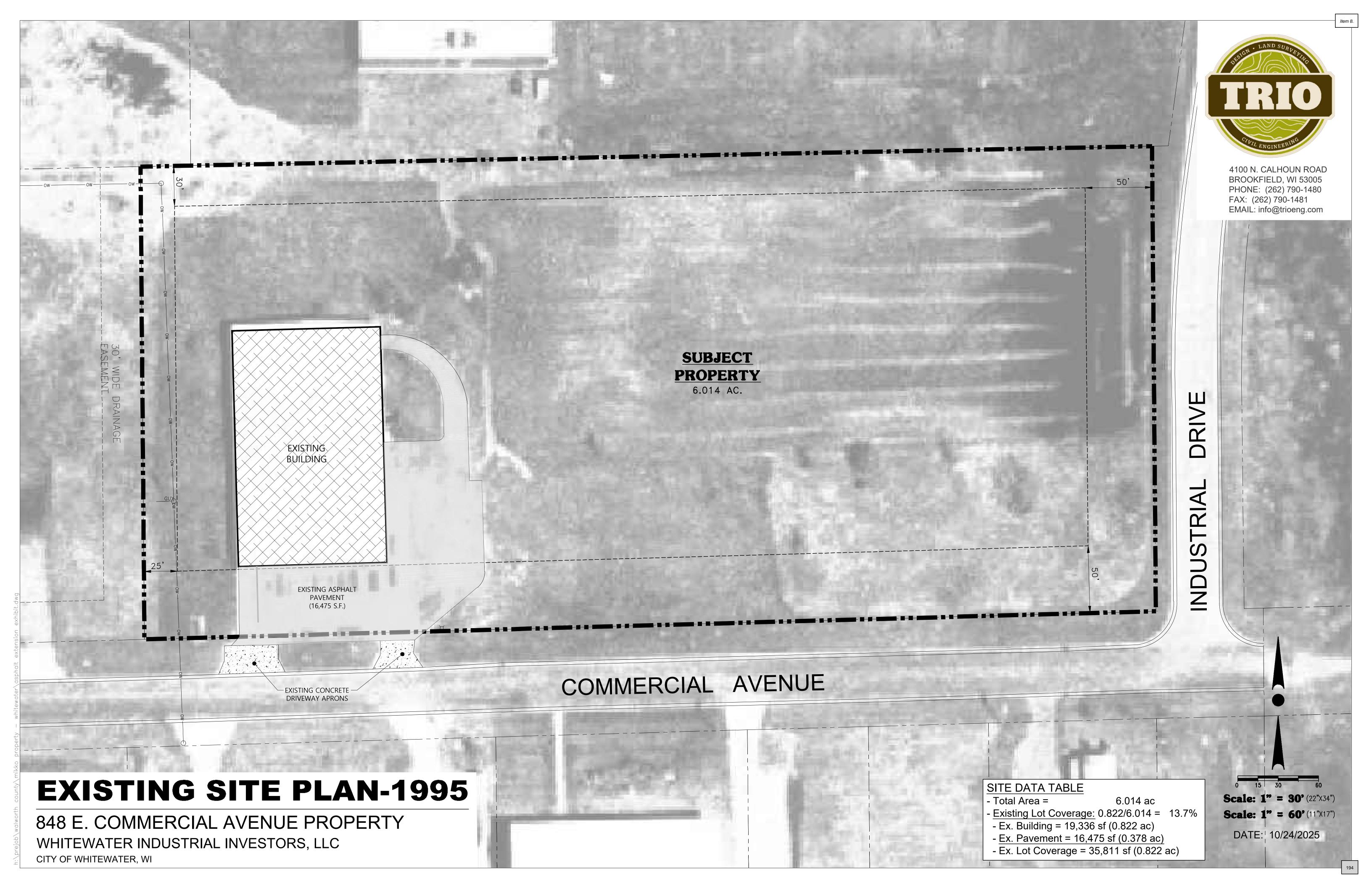
19.36.070 - Lot coverage.

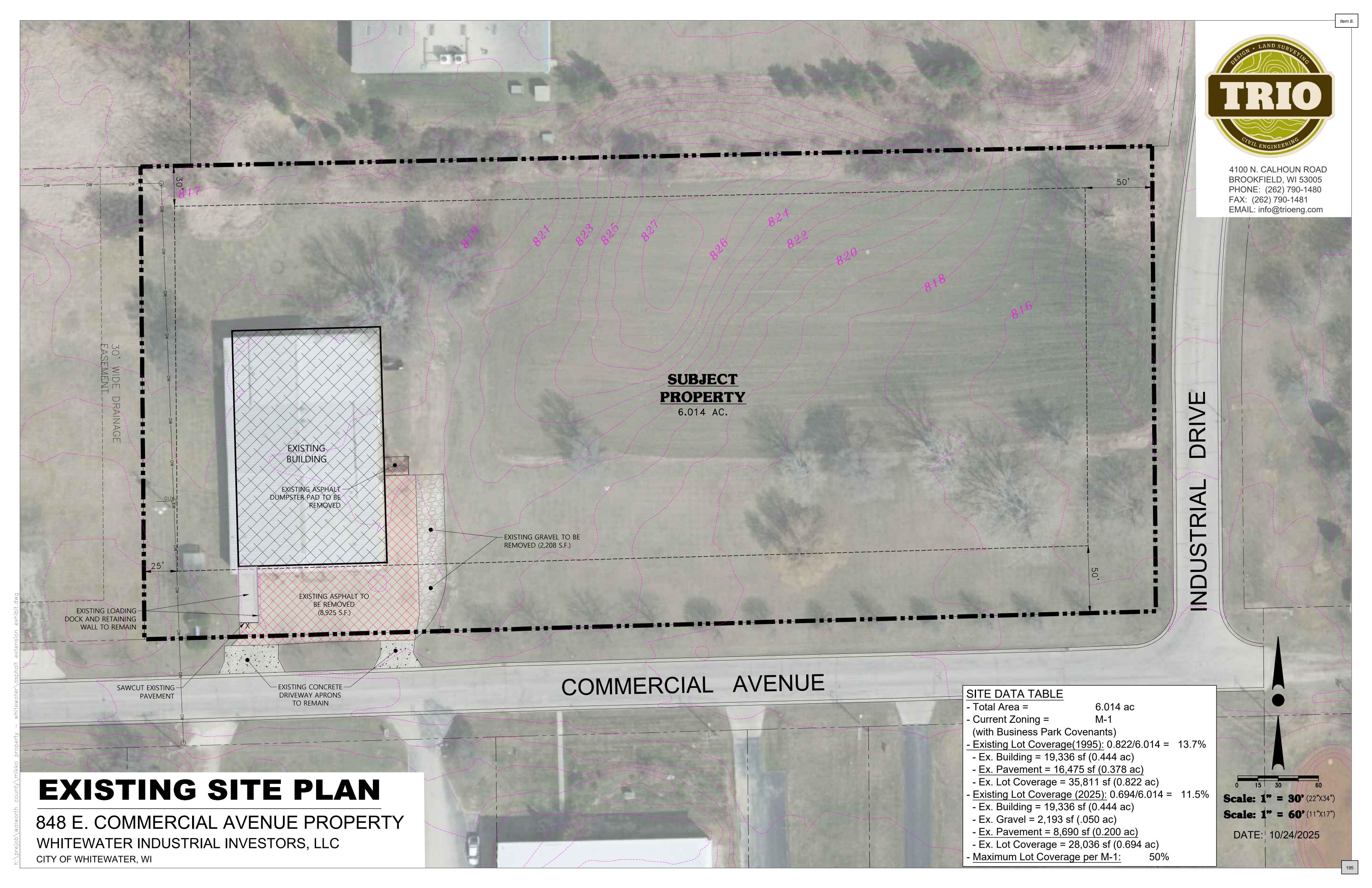
There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental 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.

Planner's Recommendations

- 1) Staff recommend that Plan Commission **APPROVE** the Site Plan Review for a new parking lot and pavement area for the parcel located at 848 E Commercial Avenue with the following conditions:
 - a. All lighting shall comply with the City of Whitewater Ordinances.
 - b. All zoning and building permits for construction be properly obtained.
 - c. Landscaping shall be completed to the specifications of the site plan within 30 days after the completion of construction. Any deviation from the site plan shall require additional PARC approval.
 - d. Site plan shall not deviate from approved plans. Any deviation shall require additional PARC approval.







Item 8.

Print

Site Plan Application - Submission #2023

Date Submitted: 10/27/2025

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

 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:
 - 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

- 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
- When application is complete and approved by Staff it will then be forwarded to Plan Commission

Process

 Plan Commission considers applicant's request and staff review presented by Zoning Administrator, at the first initial 11/11/25, 11:35 AM

Item 8.

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	Landscaping Plan	Lighting Plan
2025-10-24_848 Commercial Ave.pdf	Choose File No file chosen	Choose File No file chosen
Other Information Choose File No file chosen		
Planning Request		
General Project Information		
Project Tax Id #	Project Address*	
	848 E Commerc	ial Ave
Project Title (if any):		
replace and expand asphalt		
Applicant, Agent & Property Owner Infor	mation	
Applicant's Name*	Applicant's Con	npany*
Michael Erkamaa	Michael Erkama	а

Address*			Item 8
w3468 County Road J			1
City*	State*	Zip Code*	
East Troy	WI	53120	
Phone Number*			
4145595283			
Email Address*	//		
erkamaa@yahoo.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 Na	ame	Item 8		
Whitewater Industrial Investors					
	//		//		
Address					
W3468 County Road J					
City	State	Zip Code			
East Troy	WI	53120			
Phone Number	Fax Number				
4145595283					
Email Address	//				
erkamaa@yahoo.com					
Planning Request (check all that apply)*			1		
☑ Site Plan and Architectural Review \$150.00 plus \$0	.05 per sq. ft (Floor Are	а			
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					
Joint Rezoning & Certified Survey Map \$500.00 plu					
Joint Site Plan & Conditional Use \$300.00 plus \$0.0	οο per sq. π. (Floor Area	1)			
Board of Zoning Appeals/Adjustment \$300.00					
Will translation services be needed during the Plan Board meeting?*	If Yes, please spec	cify the language required.			
✓ No					

Plan of Operations

25, 11:35 AM	whitewater-wi.gov/Admin/FormCenter/Submissions/Print/2023	
Property Information	Tenant Information	Item 8.
Property Tax Key #	Previous Business Name*	
/A 64500001	na	
Property Address	Years in Operation*	
848 E Commercial Ave	na	
Property Owner Name*	New Business Name*	//
Whitewater Industrial Investors LLC	na	
Owner's Mailing Address*	Name of Operator*	
w3468 County Road J	na	
City, State and Zip Code*	Operator's Mailing Address*	
East Troy, WI 53120	na	
Owner's Phone Number*	Operator's City, State and Zip Code*	
414-559-5283	na	
Owner's Email*	Operator's Phone and Email*	
erkamaa@yahoo.com	na	
New Business Use/Operation Information		/
Description of Business Use or Operations	s*	
warehouse		_

Hours of Operation (Weekdays)*

na

na

Hours of Operations (Weekends)*

201

Previous Use of Space*

warehouse

Total Area Space (SQF)*	# Toilet Fixtures*	# of Full Time Employees*	# of Part Time Employees Item 8.
20000	na	n/a	n/a
//	//	/.	
Customer Seating*	Seating Capacity*		mployee Hours Per Year ng yourself if self-employed)*
Yes	na	na	ng yoursen n sen-employeu)"
✓ No		IIIa	
			//
Sprinkler System*	٦	Hazardous/Flammable Che	emicals Used/Stored*
Yes		Yes (Must attach MSDS	S Sheets)
✓ No		✓ No	,
Specified Use of Property and I	Building(s)		
Building A*			
_	ng the asphalt parking lot. no ch	nange of use or anything.	
Building B			
			/
Building C			
XXIII d			/
	resulted form this operation such	as: (Cneck all that apply)*	
Odors			
☐ Smoke			
Noise			
Light Vibrations			
_			
✓ None			
Parking			
Dimension of parking lot*		Number of Spaces available*	
see site plan		na	

203

-Live*

YesNo

Item 8.

when will this be offered to custom	iers"		nom o.
Monday			
☐ Tuesday			
■ Wednesday			
☐ Thursday			
Saturday			
Sunday			
✓ None			
What time(s) will this be offered			
()			
Outdoor Lighting			
Гуре*	Location*		
na	na		
Utilities			
Will you be connected to City	☐ Is there a private well on-site*	Types of Refuse Disposal*	٦
(Check all that apply)*	₩ Voo	Municipal	
Water ■ Mater ■ Mater	Yes	Municipal Drivete	
✓ Sewer	▼ No		
Annroyal Date by the Denartment of Na	atural Resources for the well proposed use		
n/a	tural resources for the wen proposed use		
.,,			
			//
Approval Date by the County Health De	epartment for existing septic system		
n/a			
What types of sanitary facilities are to b	e installed for the proposed operation*		
n/a			
			,

Item 8.

Surface Water drainage facil	Surface Water drainage facilities (describe or include in site plan)*			
n/a				
Licenses/Permits Is a highway access	Is a cigarette license	Is a liquor license	Did Wisconsin	
permit needed from	required? (Separate	required? (Separate	Department of Safety	
the State, County or	license from Clerk's	license from Clerk's	and Professional	
local Municipality?*	Office Required)*	Office required)*	Services Division of Industry Services	
Yes	Yes	Yes	approve building	
▼ No	☑ No	✓ No	plans*	
			Yes	
			✓ No	

-Pe	rmitted 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 facilties
	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

		_
lte.	m	8
		റ

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, semicondurctors, 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, Universities, Schools, Churches, Libraries, Government buildings
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)

11	\sim
item	Ж.

Permitted Conditional Uses (Check all that apply)*	Ľ
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	
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	
michael erkamaa	10/27/2025			

Item 8.

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 he 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 by 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*	
Michael Erkamaa	
PROJECT LOCATION*	
848 E Commercial Ave	
APPLICANT INFORMATION	
NAME*	
Michael Erkamaa	
MAILING (BILLING) ADDRESS*	
W3468 County Road J, East Troy, WI 53120	
PHONE*	EMAIL ADDRESS*
414-559-5283	erkamaa@yahoo.com
ATTORNEY INFORMATION	
NAME	
na	

PHONE	EMAIL ADDRESS	Item 8.
na	na	

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	Item 8.
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: December 8, 2025

Re: Extra Territorial Platting (ETP) Certified Survey Map

Summary of Request		
2 Lot Certified Survey Map		
Requested Approvals:		
Location:	W4890 Tri County Road. Tax Parcel #016-0514-3643-000	
Current Land Use:	Vacant/Farmland	
Proposed Land Use:	Cemetery	
Current Zoning:	A-1	
Proposed Zoning:	N/A	
Future Land Use, Comprehensive Plan:	N/A	

CSM Review

The applicant is requesting a lot division by CSM, to create 2 new lots, Lot 1 consisting of 5.0196 acres, and Lot 2 consisting of 47.1987 acres. The applicant is proposing to create Lot 1 for a future cemetery use. The City of Whitewater only has jurisdiction on this parcel for extraterritorial plat review, therefore any potential development on the parcel, or the proposed use in correlation with current zoning on the parcel will not be discussed or evaluated by the City of Whitewater.

It appears that the site does not have direct frontage to Tri County Road, however the parcel in front of Lot 1 is owned by the same individual, and an access drive has been established. It is at the Townships' discretion if this provides adequate access to the new proposed parcel. The

proposed CSM will need to be reviewed and approved by both the Township and County before it is formally approved and recorded.

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

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 division of a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 36, in Township 5 North, Range 14 East, in the Town of Koshkonong, Jefferson County, Wisconsin.

- ▲ INDICATES FOUND 1/2" IRON ROD
- INDICATES FOUND 3/4" IRON ROD
- O INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SE 1/4 OF SECTION 36, T 5 N, R 14 E, WHICH BEARS NO0°26'30"W. WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY.

SEE SHEETS 2 & 3 FOR LOT DETAILS

SEE SHEET 4 FOR RESTRICTIONS & EASEMENTS

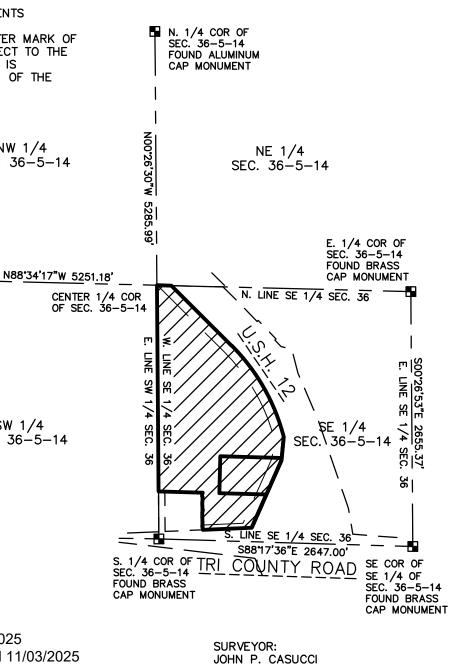
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

REZONE PETITION #R4572A-25

NW 1/4 SEC. 36-5-14

OWNER: WHITEWATER ISLAMIC CENTER INC. W4890 TRI COUNTY RD WHITEWATER, WI., 53190

VICINITY MAP & SECTION BREAKDOWN



SW 1/4 SEC. 36-5-14 blur & Cosucce

CASUCCI

S-2055

WI

W. 1/4 COR OF SEC. 36-5-14 FOUND ALUMINUM

CAP MONUMENT

SURVE 10/15/2025 Revised 11/03/2025 **GRAPHIC SCALE** 500 1000

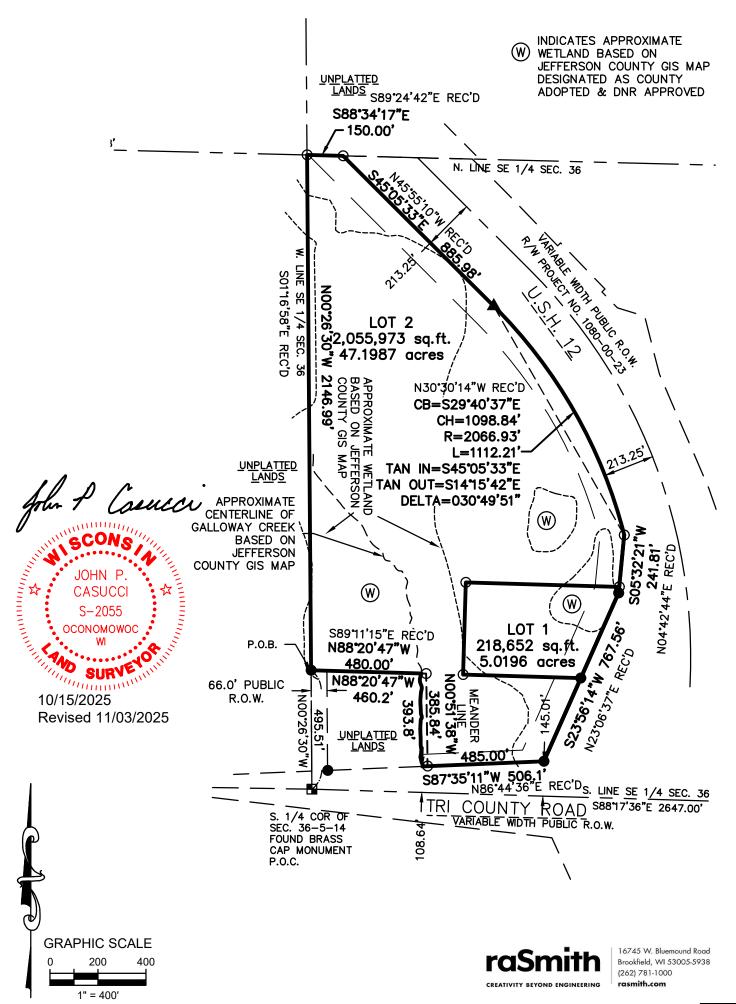
raSmith

16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000

1" = 1000'

CERTIFIED SURVEY MAP NO.

A division of a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 36, in Township 5 North, Range 14 East, in the Town of Koshkonong, Jefferson County, Wisconsin.



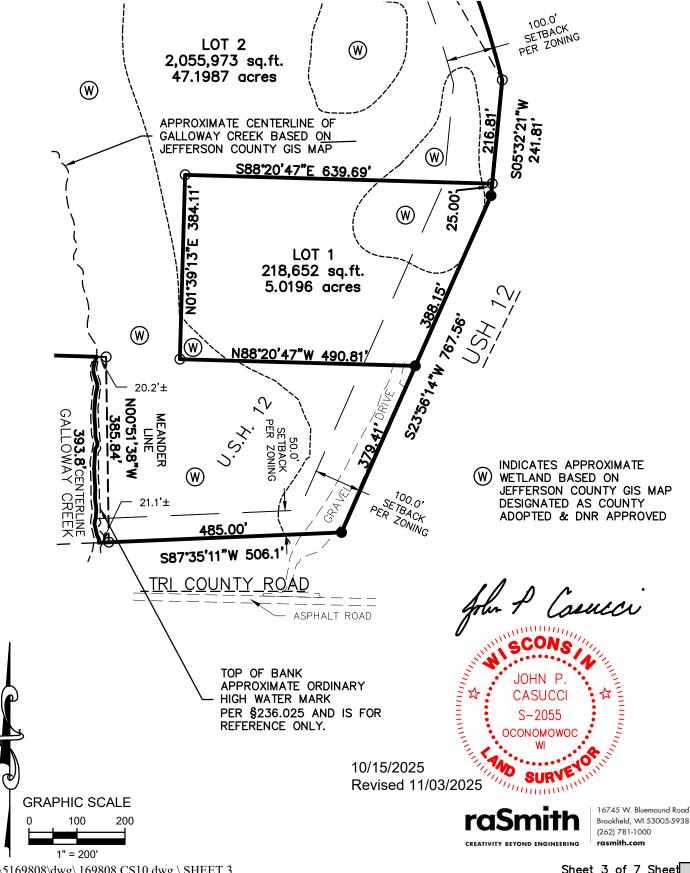
CERTIFIED SURVEY MAP NO.

A division of a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 36, in Township 5 North, Range 14 East, in the Town of Koshkonong, Jefferson County, Wisconsin.

NOTES:

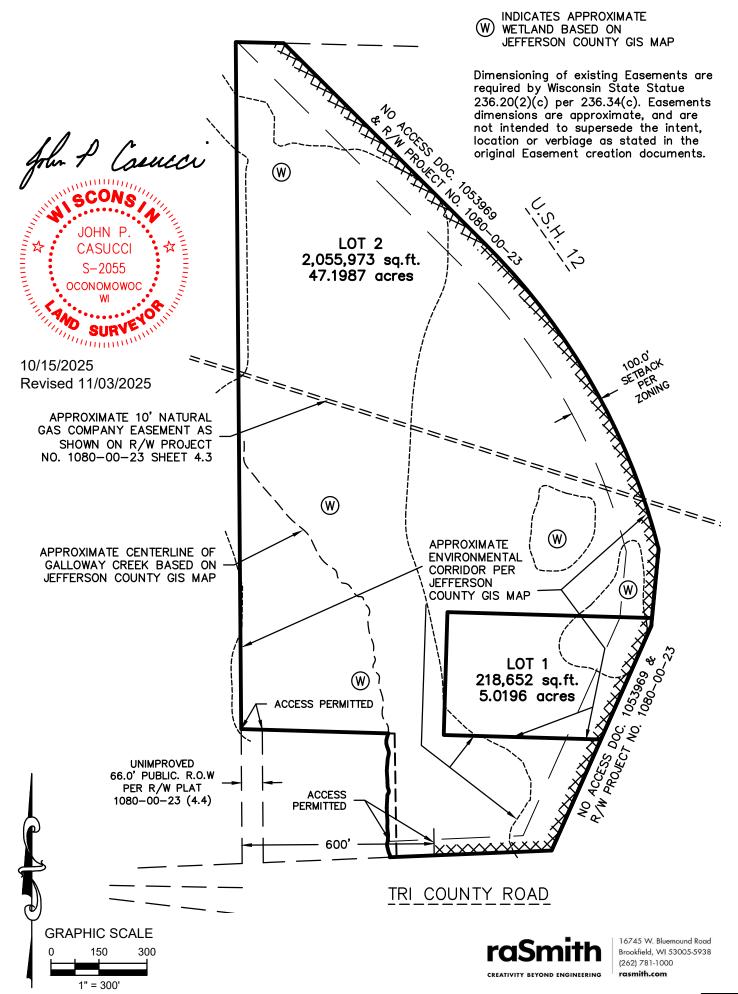
1. ACCESS TO LOT 1 WILL BE PROVIDED OVER LOT 2 TO TRI COUNTY ROAD. EXISTING GRAVEL DRIVE SHOWN AND IS PRESUMED TO MEET WISDOT STANDARDS PER EMAIL DATED 10-24-2024 FROM MATT ZANGL, JEFFERSON COUNTY, IN CONJUNCTION WITH THE CONDITIONAL USE PERMITS.

2. EXISTING GARAGE TO BE MOVED AND IS NOT SHOWN.



CERTIFIED SURVEY MAP NO.

A division of a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 36, in Township 5 North, Range 14 East, in the Town of Koshkonong, Jefferson County, Wisconsin.



CERTIFIED SURVEY MAP NO.

A division of a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 36, in Township 5 North, Range 14 East, in the Town of Koshkonong, Jefferson County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN } :SS WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 36, in Township 5 North, Range 14 East, in the Town of Koshkonong, Jefferson County, Wisconsin, which is bounded and described as follows:

Commencing at the South 1/4 corner of said Section 36; thence North 00° 26' 30" West along the West line of the Southeast 1/4 of said Section a distance of 495.51 feet to the point of beginning of lands to be described; thence continuing North 00° 26' 30" West 2146.99 feet to the Center 1/4 corner of said Section 36; thence South 88° 34' 17" East along the North line of the Southeast 1/4 of said Section a distance of 150.00 feet to a point in the Westerly line of U.S.H. 12; thence South 45° 05' 33" East along said Westerly line 885.98 feet to a point; thence Southeasterly along said Westerly line and an arc of a curve to the right with an arc length of 1112.21 feet, whose radius is 2066.93 feet and whose chord bears South 29° 40' 37" East 1098.84 feet to a point; thence South 05° 32' 21" West along said Westerly line 241.81 feet to a point; thence South 23° 56' 14" West along said Westerly line 767.56 feet to a point in the North line of Tri County Road; thence South 87° 35' 11" West along said North line 485.00 feet to a point in a meander line; thence North 00° 51' 38" West along said meander line 385.84 feet to a point; thence North 88° 20' 47" West 480.00 feet to the point of beginning.

Including those lands that fall between the meander line and the center line of Galloway Creek.

Said land contains 2,274,625± square feet or 52.2183± acres.

THAT I have made the survey, land division and map by the direction of WHITEWATER ISLAMIC CENTER INC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the Jefferson County in surveying, dividing and mapping the same.

October 15, 2025

Field date

Revised 11/03/2025



JOHN P. CASUCCI

John & Course

PROFESSIONAL LAND SURVEYOR S-2055

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com

A division of a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 36, in Township 5 North, Range 14 East, in the Town of Koshkonong, Jefferson County, Wisconsin.

OWNER CERTIFICATE

WHITE	WATER ISLAMIC CENT	ER INC., a corpo	ration duly or	ganized and existing u	nder and by virtue
described on t	the State of his map to be surveyed, th the Ordinances of the	divided, dedicate	ed and mappe	said corporation has d d as represented on th	caused the land iis map in
S.236.12 to be	WATER ISLAMIC CENT submitted to the following County Planning and Zo	ng for approval o	•	• •	•
IN Witne	ess Whereof, WHITEWA	TER ISLAMIC CI	ENTER INC.,	has caused these pres	sents to be signed
by	, it's		on this	day of	, 2025.
WHITEWATE	R ISLAMIC CENTER INC	.			
	} :SS COUNTY }				
PERSONALLY	came before me this	day of		, 2025,	
	, the _ ne person who executed nument as such officer or				oration, to me she executed the
			(Not	ary Seal)	
My commissio	State of Wisconsin n expires				
• 1					

	CERTIF	TIED SURVEY MAP NO
-		st 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 36, in Township 5 of Koshkonong, Jefferson County, Wisconsin.
		TOWN OF KOSHKONONG APPROVAL
This Certif	ied Survey Map h	ereby APPROVED by the Town of Koshkonong Town Board
on this	day of	,2025.
Date:		
		Kim Cheney, Town Chairperson
	CITY OF	WHITEWATER EXTRATERRITORIAL APPROVAL
This Certif	ied Survey Map h	ereby APPROVED by the City of Whitewater
on this	day of	,2025.
Date:		
Date		Heather Boehm, City Clerk
	PLAN	NING AND ZONING COMMITTEE APPROVAL
This Certif	ïed Survey Map h	ereby APPROVED by the Planning and Zoning Committee of Jefferson
County on this _	day of _	,2025.
Data		
Date:		Matt Zangl, Director of Planing and Zoning
11 0	n ·	
four & Con	seucer	
SCON.	Silling	
JOHN P		

Revised 11/03/2025

CASUCCI S-2055

10/15/2025 SURVERNE Revised 11/

Print

Subdivision/Land Split Application/Certified Survey/Extra Territorial CSM - Submission #2050

Date Submitted: 11/7/2025

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

- 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
 - b. All plans will exhibit property exterior building materials and colors to be used
 - 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

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

Process

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.

Llana Dostie, Zoning Specialist 262-473-0144

 $\underline{ldostie@whitewater\text{-}wi.gov}$

Allison Schwark, Municipal Code Enforcement 262-249-6701

mcodeenforcement@gmail.com

Ρl	ann	inσ	Rec	uest
	шин	1112	1100	4 u v o i

Project Tax Key #*	Project Address*			
016-0514-3643-000	W5030 Tri County	W5030 Tri County Rd, 53190		
Project Title (if any)		//		
Whitewater Gardens				
Applicant, Agent & Property Owner Inform	ation			
Applicant's Name*	Applicant's Comp	any*		
Abdelmonem Salah	Whitewater Islami	Whitewater Islamic Center		
	/ _/ ///	/i		
Address*				
Address* W4890 Tri County Rd				
	State*	Zip Code*		
W4890 Tri County Rd	State*	Zip Code* 53190		
W4890 Tri County Rd City*				
W4890 Tri County Rd City* Whitewater				
City* Whitewater Phone Number* 14146905101				
W4890 Tri County Rd City* Whitewater Phone Number*				

Agent Name	Agent Company		Item 9
John P. Casucci	raSmith		
	//		//
Address			
16745 W. Bluemound Road			
City	State	Zip Code	
Brookfield	WI	53005	
Phone Number			
12627811000			
Email Address	2		
John.Casucci@rasmith.com			
Owner, if different from applicant			
Whitewater Islamic Center Inc.			
Address			/
W4890 Tri County Rd			
City	State	Zip Code	
Whitewater	WI	53190	
Phone Number	Fax Number		
14146905101			

Email Address		Item 9.
whitewateric@gmail.com		
—3. Planning Request (Check all that apply)*		7
Site Plan and Architectural Review \$150.00 plus \$0.05 per s	q. 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, please specify the language required.	_
☐ Yes		
▼ No		//
Subdivision/Land Split Application & Certified Survey Application		
1. General Project Information		
	oject Address*	
016-0514-3643-000 W	/5030 Tri County Rd, 53190	
Project Title (if any)		//
Whitewater Gardens		
Application Type (Choose ONE)*		/
Preliminary Subdivision Plat		
Final Subdivision Plat		
Land Division/Certified Survey Map		

225

Extraterritorial Certified Survey Map

If a Plat, Proposed Subdivision Name				Item
3. Specific Project Information:				
Current Zoning District(s)*		Proposed Zoning Dis	strict(s)*	
Town of Koshkonong	//	N/A		/1
Current Land Use*		Proposed Land Use*	÷	
Farm		cemetery		
Gross Site Area*	Current Number of L	ots*	Proposed Number of Lots*	
5.0196 acres	1	//	1	<i>[1</i> 2
Zoning #				
Plan of Operations				
Property Information		Tenant Information		
Property Tax Key #*		Previous Business Na	ame*	
016-0514-3643-000		N/A		//
Property Address*		Years in Operation*		
W5030 Tri County Rd, 53190		0		//
Property Owner*		New Business Name	*	
Whitewater Islamic Center		N/A		

Owner Mailing Address*		Name of Operator*		Item 9
W4890 Tri County Rd		Abdelmonem Sala	h	
Owner City, State and Zip Code*		Operator's Mailing	Address*	
Whitewater, WI 53190		W4890 Tri County	Rd	
Owner's Phone Number*		Operator's City, Sta	te and Zip Code*	//
14146905101		Whitewater, WI 53	190	
Owner's Email*		Operator's Phone a	nd Email*	//
whitewateric@gmail.com		14146905101		
New Business Use/Operation Informa Description of Business Use or Operat Whitewater Gardens to be used as	tion*	charge) for communi	ty service	
Previous Use of Space*	Hours of Operation	ıs (Weekdays)*	Hours of Operations (Weekends)*	
Farm	8am-4pm		8am-4pm	<u> </u>
Total Area of Space (SQF)* # Toi	ilet Fixtures*	# Full Time Employ	ees* # Part Time Employees*	
218652	//	0		<i>h</i>
Customer Seating*	Seating Capacity*		Total Employee Hours Per Year	
Yes	N/A		(include yourself if self-employed)* N/A	
✓ No		//		
Sprinkler System*	٦	Hazardous/Flam	mable Chemicals used/stored*	7
☐ Yes		Yes (must att	ach MSDS sheets)	
☑ No		№ No		

Specified Use of Property and Building(s)

Cemetery Building B	
Building B	
Building C	
─Will there be any problems resulting from this operation such as *	
Odors	
☐ Smoke	
□ Noise	
☐ Light	
▼ None	
Parking	
Dimension of Parking Lot* Number of Spaces available*	
379.41' x 30' Gravel 20	
Parking Lot Construction* Type of Screening*	
■ Asphalt ▼ Fencing	
☐ Concrete ☐ Plantings	
▼ None	
Is employee parking included in "number of spaces available"?*	
Yes	
▼ No	

Signage (Sign Permit Application Needed)

	,	
Type*	If other what kind	Item 9.
Free Standing	shed	
Monument		
Projecting		
Awning/Canopy		
■ Electronic Message		
Pylon		
Arm/Post		
■ Window		
Mobile/Portable or Banner		
▼ Other		
■ None		
Location of Signs*		
at Tri County road (by entrance)		
Entertainment ☐ Is there any type of music in this proposal?* ☐ Yes (Separate License from Clerk's Office Required) ☑ No		
_Live*	When will this be offered to customers*	٦
	Monday	
☑ No	☐ Tuesday	
	Wednesday	
-	☐ Thursday	
	Friday	
	Saturday	
	☐ Sunday	
	✓ None	
What time(s) will this be offered*		
N/A		

Outdoor Lighting

No				Item
NO				
ocation*				
N/A				
tilities				
-Will you be connected to Ci	ity* Is there a priva	te well on-site*	Types of Refuse Disposal*	Ī
Water	Yes		Municipal	
Sewer	✓ No		Private	
pproval Date by the Departm	nent of Natural Resources of the	well for proposed use		
N/A				
approval Date by the County	Health Department for existing	septic system		
N/A				
		acced anamation		
What types of sanitary facilities	es are to be installed for the prop	oseu operation		
	es are to be installed for the prop	oseu operation		
	es are to be installed for the prop	posed operation		
	es are to be installed for the pro	posed operation		
What types of sanitary facilities N/A Surface water drainage facilities	es are to be installed for the prop			
N/A urface water drainage faciliti				
N/A urface water drainage faciliti				
N/A urface water drainage faciliti				
N/A urface water drainage faciliti N/A				
N/A urface water drainage faciliti N/A			Did Wisconsin	
urface water drainage faciliti I/A icenses/Permits Is a highway access permit needed from	ies (describe or include in site pl Is a cigarett license required? (Separate	Is a liquor license required? (Separate	Department of Safety	
urface water drainage faciliti N/A icenses/Permits Is a highway access	ies (describe or include in site pl	an) Is a liquor license		7
urface water drainage facilities. I/A icenses/Permits Is a highway access permit needed from the State, County or local Municipality?*	Is a cigarett license required? (Separate license from Clerk's office)*	Is a liquor license required? (Separate license from Clerk's office)*	Department of Safety and Professional Services Division of Industry Services	
urface water drainage facilities. I/A icenses/Permits Is a highway access permit needed from the State, County or local Municipality?* Yes	Is a cigarett license required? (Separate license from Clerk's office)*	Is a liquor license required? (Separate license from Clerk's office)*	Department of Safety and Professional Services Division of	
urface water drainage facilities. N/A icenses/Permits Is a highway access permit needed from the State, County or local Municipality?*	Is a cigarett license required? (Separate license from Clerk's office)*	Is a liquor license required? (Separate license from Clerk's office)*	Department of Safety and Professional Services Division of Industry Services approve building plans*	
Jurface water drainage facilities N/A Licenses/Permits Is a highway access permit needed from the State, County or local Municipality?* Yes	Is a cigarett license required? (Separate license from Clerk's office)*	Is a liquor license required? (Separate license from Clerk's office)*	Department of Safety and Professional Services Division of Industry Services approve building	

−Pe	ermitted 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 faciltiies
	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
	Applicance 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

Item	_
nem	S

	Research facilities, development and testing laboratories, including testing facilities and equipment	
	Retail sales and services linked to manufacturing or warehousing	L
	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 facitilies	
	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, Universities, Schools, Churches, Libraries, Government buildings	
V	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	

	_
Item	q

Permitted Conditional Uses (Please check all that apply)*	Iter
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 Breadfast 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 facilties	
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*	Date*
Abdelmonem Salah	November 7, 2025

Inspector's Signature Date		Item 9.		
Cost Recovery Certificate and Agreement				l
Pursuant to Ordinance 19.74.010 and 16.04.270 of the Cit	of Whitewater Municipal Code			
The undersigned applicant hereby acknowledges and agree Whitewater Municipal Code, providing for city recovery of the Applicant's request. All costs incurred by the city in the request shall be recoverable, including by not limited to, a and rendered in review of any application, including the envillage for purposes of review of the application or pre-sult recoverable pursuant to the terms of the above numbered of Municipal Code. At no time shall any cost recoverable feed and the Common Council, review and evaluation by the Common Council, review and evaluation by the Common Council.	of all city costs and disbursements incurred of the consideration of any requests by the Appliant professional and technical consultant serving ineer, planner, attorney, or any other profesomission request. The Applicant agrees to report in the continuous profession within the time period set forth by a be waived, except through the process of a	directly or indirectly related to cant related to the Applicant's ices and fees retained by the circumstant or expert hired by the imburse the City for all costs the City of Whitewater a written request by the Application		
PROJECT INFORMATION				
PROJECT NAME*				
Whitewater Gardens				
PROJECT LOCATION*				
W5030 Tri County Rd, 53190				
APPLICANT INFORMATION				
NAME*				
Abdelmonem Salah				
MAILING (BILLING) ADDRESS*				
W4890 Tri County Rd				
PHONE*	EMAIL ADDRESS*			<u>_//</u>
14146905101	whitewateric@gmail.com		_	

ATTORNEY INFORMATION

ltam	a	

NAME		Item 9
Paul E. Petterson		
BHONE	EMAH ADDRESS	
PHONE	EMAIL ADDRESS	
1262-796-7920	a1234@tds.net	
SIGNATURE OF APPLICANT*	DATE*	
Abdelmonem Salah	November 7, 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 Blitch \$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

lt⊵r	n a

By RightBy CUPPC Approval Required			
—Approval –	Date	—Approval —	Date
ApprovedDenied		ApprovedDenied	
Public Works Approval Approved Denied	Date	City Engineer Approval Approved Denied	Date
Police Department Approval Approved Denied	Date	Fire Department Approval Approved Denied	Date



Plan & Architectural Review Commission Agenda Item

Meeting Date: December 8, 2025
Agenda Item: GIS Demonstration

Staff Contact (name, email, phone): Mason Becker, mbecker@whitewater-wi.gov, 262.473.0148

BACKGROUND

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

The City of Whitewater has recently begun a major overhaul of its Geographic Information System (GIS) mapping program. GIS is a powerful tool that allows city staff, residents, and elected officials to access data on city infrastructure and public parcel information. This can be useful for infrastructure planning, consideration of zoning or future land use changes, evaluation of possible development projects, business expansions, and much more.

Currently, the city's website has links to both the Jefferson County and Walworth County GIS maps, found at https://www.whitewater-wi.gov/248/Maps. These maps look and work differently from each other, which can make it difficult for users to utilize when attempting to obtain information for the City of Whitewater.

Dan Boldt was recently hired as the city's full-time GIS Analyst. The GIS Analyst has been tasked with creating a new GIS interface for the city, including both an internal GIS map with full information for city staff (including such information as utility locations), and an external public-facing GIS which will include only high level items for public reference (such as parcel information, zoning, future land use, etc). This new GIS map will include the entire city, making it much more convenient and user-friendly.

PREVIOUS ACTIONS - COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

There are no major additional financial costs associated with the GIS program, as the GIS Analyst position is an existing one within the city.

STAFF RECOMMENDATION

No formal action is required. This is an opportunity to learn about the new GIS system, ask questions, and offer feedback.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- PowerPoint from the city's GIS Analyst is included



PARC 12/08

Background

- GIS stands for "Geographic Information Systems"- means by which a city can store its spatial information
- Parcels, manholes, street signs, just about anything can be plotted on a map
- Constantly changing and evolving world, new construction, upgrades, demolitions – GIS is needed to keep track of these changes
- The products "ArcGIS Online" and "ArcGIS Pro" from ESRI is software we are using to implement our GIS
- Large changes necessary to get the city up to date and accurate

Geographic Accuracy

- Becoming compliant with spatial standards.
 - NAD 1927 > NAD 1983 (2011) coordinate system that determines where points land, many layers were on the 1927 version which needs replacing.
 - Making layers NAVD88 enabled allows us to capture 3D points
 - Prepared for future federal spatial standards changes
- Updating, replacing, configuring GNSS equipment to allow for very accurate points
- Include metadata on all field collection work

Information Accuracy

- Use the most up to date, reliable sources with citations when pulling from external datasets
- Ensure top security practices so data can only be changed by designated editors
- Rigorous QA/QC to ensure fields are filled out correctly, using domains to limit choices and guarantee clean inputs
- Use latest ESRI products to deliver information in the easiest way to understand

Delivering the Data

- ESRI Suite offers many customizable apps to make the data public
- The city currently hosts a mix of PDFS and deprecated ESRI tools here:
 Maps
- The end goal for the public is to make a one stop shop GIS viewer, like the one we are using developing internally here: New Map