



Plan & Architectural Review Meeting

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

Monday, February 12, 2024 - 6:00 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.

Plan and Architectural Review Commission
Feb 12, 2024, 6:00 – 8:00 PM (America/Chicago)

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

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Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

AGENDA

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES

- [1.](#) APPROVAL OF MINUTES FOR JANUARY 8, 2024

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.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- [2.](#) Discussion and possible approval of a Conditional Use Permit for a proposed arcade and lounge and sale of alcohol by the drink located at 141 W Whitewater Avenue #B, Parcel # /TR00008 for DLK Enterprise, Inc d/b/a Hawk's Arcade & Lounge.
- [3.](#) Discussion and possible approval of a Conditional Use Permit for a new Wireless Telecommunication Facility to be located on the water tower located at 797 Indian Mound Pkwy, Parcel # /A277200001 for Netwurx.

DISCUSSION AND REVIEW

- 4. Discussion and possible approval of Preliminary Right of Way Plat for Starin Road for Parcels /WUP 00018D; /WSS00060; /WUP 00033; /WSS 00061; /A326000001.
- 5. Discussion and possible approval of Final Right of Way Plat for Starin Road for for Parcels /WUP 00018D; /WSS00060; /WUP 00033; /WSS 00061; /A326000001.
- 6. Review and possible approval of a Certified Survey Map for Parcel #/WUP 00018D.
- 7. Discussion and possible consideration for public notices and notification list in future packets.

FUTURE AGENDA ITEMS

NEXT MEETING DATE IS MARCH 11, 2024.

ADJOURNMENT

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to:
c/o Neighborhood Services 312 W. Whitewater Street
Whitewater, WI 53190
or Idostie@whitewater-wi.gov



Plan & Architectural Review Meeting

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

Monday, January 08, 2024 - 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 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.

MINUTES

CALL TO ORDER AND ROLL CALL

HEARING OF CITIZEN COMMENTS

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

1. Approval of Minutes for December 11, 2023 Plan Commission Meeting

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Public Hearing Regarding Consideration of a Conditional use Permit(CUP) for the Proposed Sign Package for Starbucks to be located at 1280 W. Main Street, Parcel #/A170900002.

Jo from Starbucks explained their sign package. They are requesting 3 wall signs, 2 pre order boards, one illuminated order board two clearance bars. They also have a monument sign. Planner explained that due to the drive thru and the three wall signs they need a conditional use permit. McCormick didn't see an issue with the signs since this was not a residential area. Crone was concerned about the monument sign. Brad Marquardt stated there is no issue related to an engineering stand point.

3. Public Hearing Regarding Consideration of a Conditional Use Permit (CUP) to allow for zero lot line condominiums located at NE 1/4 & NW 1/4 SE 1/4 Sec. 6 T4N, R15 E in the City of Whitewater, Walworth County, Wisconsin(Parcel #'s MM 00001 through MM 00021)

Member Hicks brought up that Member Crone lives adjacent to the property in questions and asked in all transparency whether he had a bias than he should sit in the audience. Crone answer he thought he could be fair.

John Sorenson for US Shelter the developer for the owner JM Meadow View presented the project to the plan commission.

Citizen Comments

Mike Smith 327 E. Clay St Unit 29 asked whether the CDA housing money would be using for this project. The money is coming from the TID. No CDA housing money is being used for this project per Brad Marquardt.

Greg Meyer 356 Woodlawn Drive needs more explanation how no zero lot line and buffering to existing properties. Also utilities, snow removal and grass mowing.

Kim Dana 240 S Woodland Drive Questioned the purpose of the project as to who the properties would be geared toward seniors, families or students. These properties are being geared toward families and seniors as there are two story and ranch style.

Susan Crone 225 S Woodland Drive Was concerned about the additional traffic that would be on Indian Mound Parkway. Brad Marquardt commented that the traffic increase can be handled on Indian Mound Parkway as this is an arterial road there is no issue with traffic from an engineering stand point.

Tom Vaughn 1614 Wildwood Road Wanted to know if these units were rentals or sale. The properties are to be sold for upper \$200,000 to low \$300,000.

Hicks brought up the the street. Brad Marquardt stated that there is a binder layer on currently that is in poor condition that will be replaced. Both the binder and the final layer will be replaced this summer. The utilities are installed.

Stanek asked about landscaping. Brad Marquardt stated that this is a subdivision and boulevard trees will only be required and will be done as the homes are built.

Jeff Sorenson stated that everything will be graded and seeded. He stated that they will not be building all units at once. Listing price will be upper \$200,000 to low \$300,000.

Crone asked about the fence that will be on the two stories. Crone asked Allison Schwark, planner about where a fence can be. She stated they can be on the lot line. He mentioned that the last time the project was brought to the commission that there was a restriction on blasting. John stated that they were unaware of restriction on blasting. They have done multiple borings and the excavator has a jackhammer tool for the rock. Half will have foundations and the half slabs.

Hicks had a questions about the replat about the sheds that are over the lines. Allison stated that they sheds that are too close to the property lines will need to be moved. The Lot 19 owner Lyons and lot 20 Montoe trust. it will be between the builders and the property owners to work it out.

Crone stated he thought that the current restrictions state that they can't blast. Attorney Jonathan McDonnell wasn't sure that it ran with the land.

Hicks made a motion to approve with planners recommendations and requiring and blasting of bedrock should come to the common council this motion was seconded by Stanek.

Jeff Sorenson stated that they have not intention to blast he understood that the City of Whitewater allowed blasting with a permit. He stated that going to Common Council would hold up construction for weeks.

Crone stated that the condition to bring blasting to the common council was known that a business person should be diligent in when he purchases a property to do their research.

Brad Marquardt recommended to leave it to his authority than provide an update to Council. Allison added that another possibility to put in safeguards is to have Zoning, Building and DPW director look at the project.

Parker add that at the time of the original development there was a firm from Dodgeville with a trencher on steroids.

Stanek's had seconded but it was incomplete. Parker seconded the first motion.

Mark Larkin stated there is a policy to blast.

Brad mentioned stated there are strict State statues on blasting. McCormick stated that she has full confidence in Brad Marquardt.

Schanen moved to make and amendment to the motion change the common council approval to be the Director of Public Works and Zoning Administrator. Second was by Parker. Voting to Amended the motion was as Miller, Parker, Schanen, Stanek, Hicks, McCormick-Yes; Crone No.

4. Public Hearing for Possible Consideration and Approval of the Preliminary Plat and Possible Consideration and Approval of Final Plat. Parcel #'s MM 00001 through MM 00021)

Allison Schwark, Planner explained that this is already platted they are just adding a lot line to sell each side separately. Brad Marquardt stated that all easements are still in place and from engineering stand point we are good.

Final Plat was motioned by Schanen with a second from Parker.

Ayes: Hicks, Parker, Schanen, Crone, Stanek, Miller, McCormick this motion passed unanimously.

Plan Reviews

5. Site Plan Review and possible Approval of Proposed zero lot line duplexes located on Meadow View Court Tax Parcel #'s MO 00001 to MO 00021 for US Shelter Homes.

Allison stated that site plan meets the requirements with the Conditional Use Permit. Brad Marquardt stated the grading plan works with stormwater.

6. Continuation of Site Plan Review and Possible Approval of Proposed Contractor Shops located at the corner of N. Prospect and Endeavor Tax Parcel #292-0515-3434-0001 for Becker & Bolton.

Ben Bolton was present to his presented to the board. Allision present the concern about the units that didn't have plumbing. McCormick asked whether any of the tenants would be retail. Ben stated that the tenants would be an ambulance service, machine shop. McCormick asked about need for these development. Ben stated that yes there is a fair demand.

There will be one cold storage building. This would be for existing tenants storing excess items.

Parker asked about the masonry bottoms on buildings and outside storage.

Crone asked about how the cold storage would be allocated.

Ben Bolton stated that he would get the updated plans to us.

Motion to approve with planners recommendations.

FUTURE AGENDA ITEMS

Hicks would like a discussion and possible consideration for public notices and notification list in future packets.

NEXT MEETING DATE

- 7. Next Meeting is February 12, 2024.

ADJOURNMENT

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send their comments to:

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

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

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: February 12, 2024

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit for entertainment establishments, and places selling alcoholic beverages
Location:	141 W Whitewater Street Unit B
Current Land Use:	Retail Storefront
Proposed Land Use:	Arcade and Lounge
Current Zoning:	B-2
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Central Business

Site Plan Review

The applicant is requesting a Conditional Use Permit for an arcade and lounge establishment at 141 W Whitewater Street. The proposed use would be constructed in an existing building that was previously used as retail space. The establishment would hold a Class B alcohol license.

Conditional uses in the B-2 district are subject to the following restrictions:

- 1.No outside storage, unless screened as to Section 19.57.140;
- 2.No environmental emission;
- 3.All truck delivery during weekdays;
- 4.All dumpster locations outdoors must be screened by a fence and landscaping;
- 5.All of the requirements of Chapter 19.51, traffic, parking and access, and Chapter 19.57, general performance standards, to be met.

Planner’s Recommendations

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

conditions:

- a) The applicant is responsible for planning, design, and implementation of the grading plan for the site. The City of Whitewater shall not be held responsible for any deficiency in the grading plan.
- b) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
- c) The permit holder shall be responsible for the continued maintenance and/or replacement of all buildings, fencing, landscaping and other site improvements.
- d) No outdoor storage
- e) No truck deliveries on weekends
- f) Dumpsters must be properly screened at all times.
- g) All signage installed shall require proper permits.
- h) Any conditions stipulated by the PARC.



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

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

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 141 W. Whitewater - # B

Owner's Name: D.L.K. Enterprises, Inc. - DBA Hawk's Arcade & Lounge

Applicant's Name: MICHAEL KACHEL

Mailing Address: PO Box 239

Phone #: 262-473-5321 Email: MikeKawidisy@idnet.com

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

Existing and Proposed Uses:

Current Use of Property: Commercial Retail

Zoning District: B-2

Proposed Use: Class B Arcade & ~~Restaurant~~ Lounge Establishment

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

Conditions

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

APPLICATION REQUIREMENTS

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

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

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

STANDARDS FOR REVIEW AND APPROVAL

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

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	We will have an earlier close time than most establishments with a class B license. The establishment will cater to both youth and adults
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	We are just re-purposing a former retail unit in the B-2 District to include class B liquor license that we currently hold
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Yes, B-2 zoning does mention Restaurants, Coffee shops & Taverns in the code while needing a conditional use for any liquor license
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	Downtown Retail Area

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

Applicant's Signature: Michael Kacace

Date: 1.2.24

Printed: Michael Kacace

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

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

ACTION TAKEN:

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

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

Tips for Minimizing Your Development Review Costs: A Guide for Applicants

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

Meet with Neighborhoods Services Department before submitting an application

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

Submit a complete and thorough application

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

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

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

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

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

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

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

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

For more complex projects, submit your project for conceptual review

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

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

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

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

Hold a neighborhood meeting for larger and potentially more controversial Projects

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

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

Typical City Planning Consultant Development Review Costs

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

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

7

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

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

Cost Recovery Certificate and Agreement

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

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

Section A: Background Information

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

Name of Applicant: MICHAEL RACHEL

Applicant's Mailing Address: PO Box 239
Whitewater, WI 53190

Applicant's Phone Number: 262-473-5522

Applicant's Email Address: mike.kowalski@idnet.com

Project Information:

Name/Description of Development: HAWK'S Arcade + Lounge

Address of Development Site: 141 W. Whitewater Suite B

Tax Key Number(s) of Site: 1 TR 0000B

Property Owner Information (if different from applicant):

Name of Property Owner: Wisconsin Diving Supply Co

Property Owner's Mailing Address: 144 N. Tratt St.
Whitewater, WI 53190

Section B: Applicant/Property Owner Cost Obligations

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

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

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

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

Section C: Agreement Execution

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

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

Signature of Applicant/Petitioner

Signature of Property Owner (if different)

Printed Name of Applicant/Petitioner

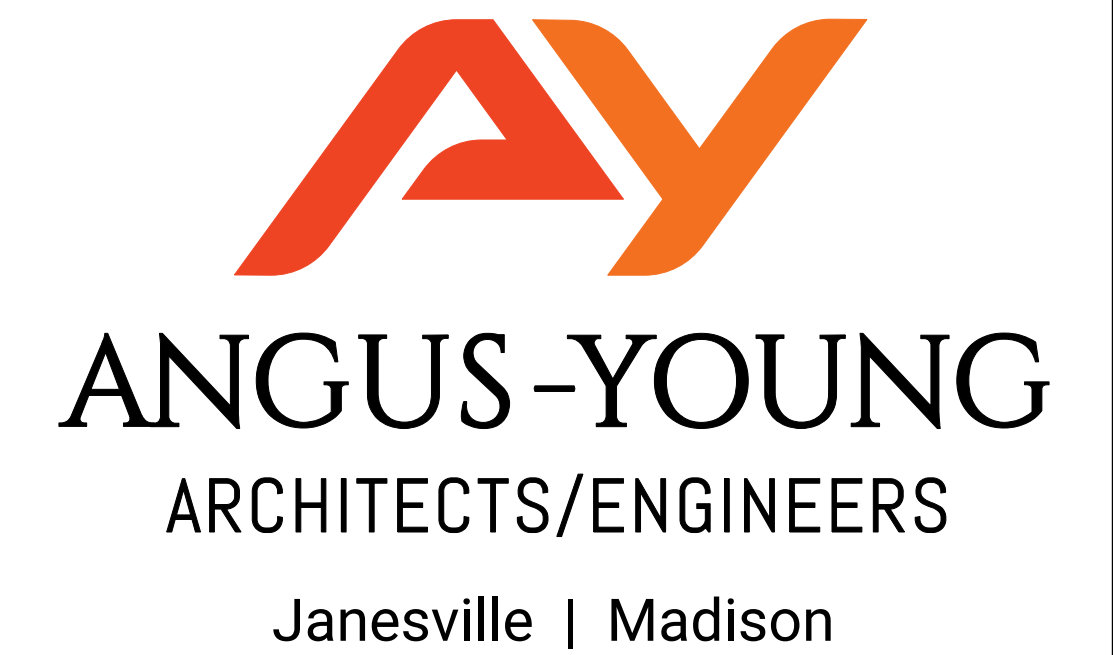
Printed Name of Property Owner (if different)

Date of Signature

Date of Signature

HAWK TAILS ARCADE TENANT SPACE REMODEL

DLK ENTERPRISES



141B W WHITEWATER ST WHITEWATER, WI 53190

HAWK TAILS ARCADE TENANT SPACE REMODEL

AY PROJECT NUMBER: 76610

SHEET INDEX:

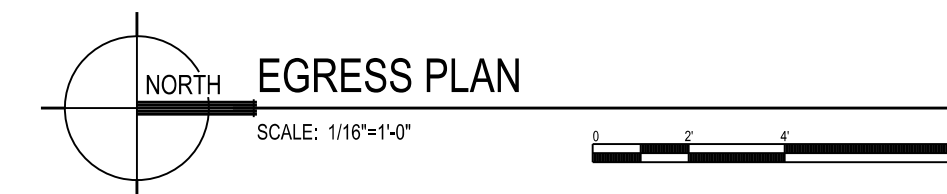
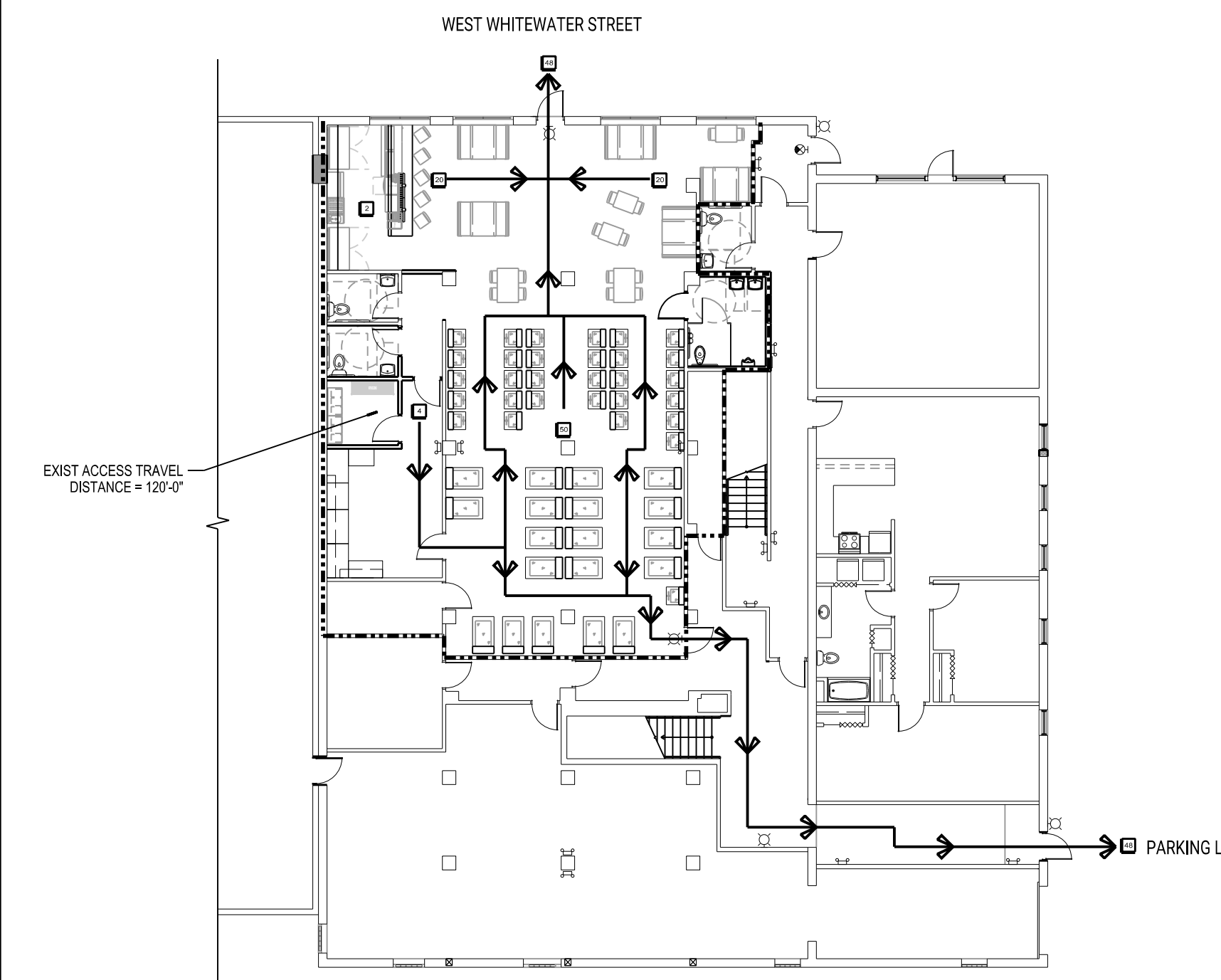
- G001 COVER SHEET
- A001 FIRST FLOOR DEMOLITION PLAN
- A101 FIRST FLOOR PLAN

**Conditionally
APPROVED**
DEPT. OF SAFETY AND PROFESSIONAL
SERVICES
DIVISION OF INDUSTRY SERVICES

Jennifer Zettler

SEE CORRESPONDENCE

Building
Alteration - level 2
DIS-082336932
CB-092301488-PRB
September 15, 2023



REGULATORY DATA:

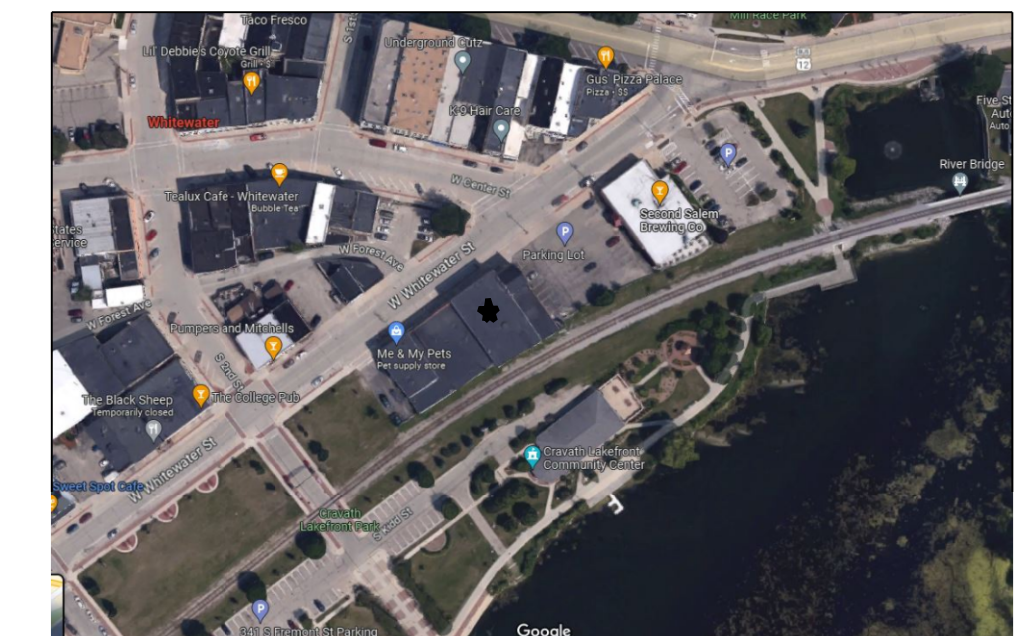
PROJECT ADDRESS
141B WEST WHITEWATER STREET
WHITEWATER, WISCONSIN 53190

BUILDING CODE
WISCONSIN ENROLLED 2015 EIBC
5B CONSTRUCTION - NON-SPRINKLED

USE AND OCCUPANCY CLASSIFICATION
R-2, A-2
SEPERATED USE
MAXIMUM OCCUPANT LOAD = 99
TOILET REQUIREMENTS (A2) - 1 PER 40 MALES/FEMALES

GENERAL BUILDING HEIGHT AND AREA
MAX. AREA R-2= 7000 S.F. (8750 S.F. W/ ACCESS INCREASE)
MAX. AREA ASSEMBLY = 6,000 S.F. (7,500 S.F. W/ ACCESS INCREASE)
MAXIMUM STORIES R-2 = 2
MAXIMUM STORIES ASSEMBLY= 1
MAXIMUM HEIGHT = 40 FEET

LOCATION MAP:



ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
CD	DSPS PLAN REVIEW	08/16/2023

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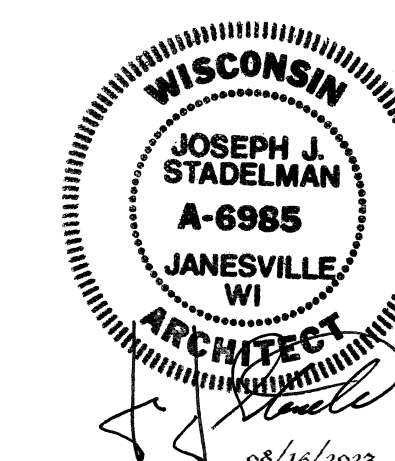
PROJECT TEAM

OWNER:
DLK ENTERPRISES
144 NORTH TRATT STREET
WHITEWATER, WI 53190

ARCHITECT:
ANGUS-YOUNG ASSOCIATES, INC.
555 S. River St.
Janesville, WI 53548

CONTACT: MIKE KACHEL
EMAIL: leonk@ldcnet.com
PHONE: (920) 397-0421

CONTACT: BRAD WERGINZ
EMAIL: b.werginz@angusyong.com
PHONE: (608)756-2326



24	20	16	12	08	04
23	19	15	11	07	03
22	18	14	10	06	02
21	17	13	09	05	01

TITLE BLOCK

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

608.756.2326
www.angusyong.com

COVER SHEET

G001

SCALE: 1" = 1'-0"

X:\76610\cad\76610sh\G001.dgn

PLOTTED BY: BradW

ORIGINAL SIZE: 24" x 36"

WISCONSIN
 DAIRY SUPPLY

HAWK TAILS
 ARCADE
 TENANT SPACE
 REMODEL

141B W WHITEWATER
 STREET
 WHITEWATER, WI
 53190

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
CD	DSPS PLAN REVIEW	08/16/2023

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PROJECT NUMBER

76610

APPROVED BY

BTW

REVIEWED BY

BTW

DRAWN BY

BTW

FIRST FLOOR DEMOLITION PLAN

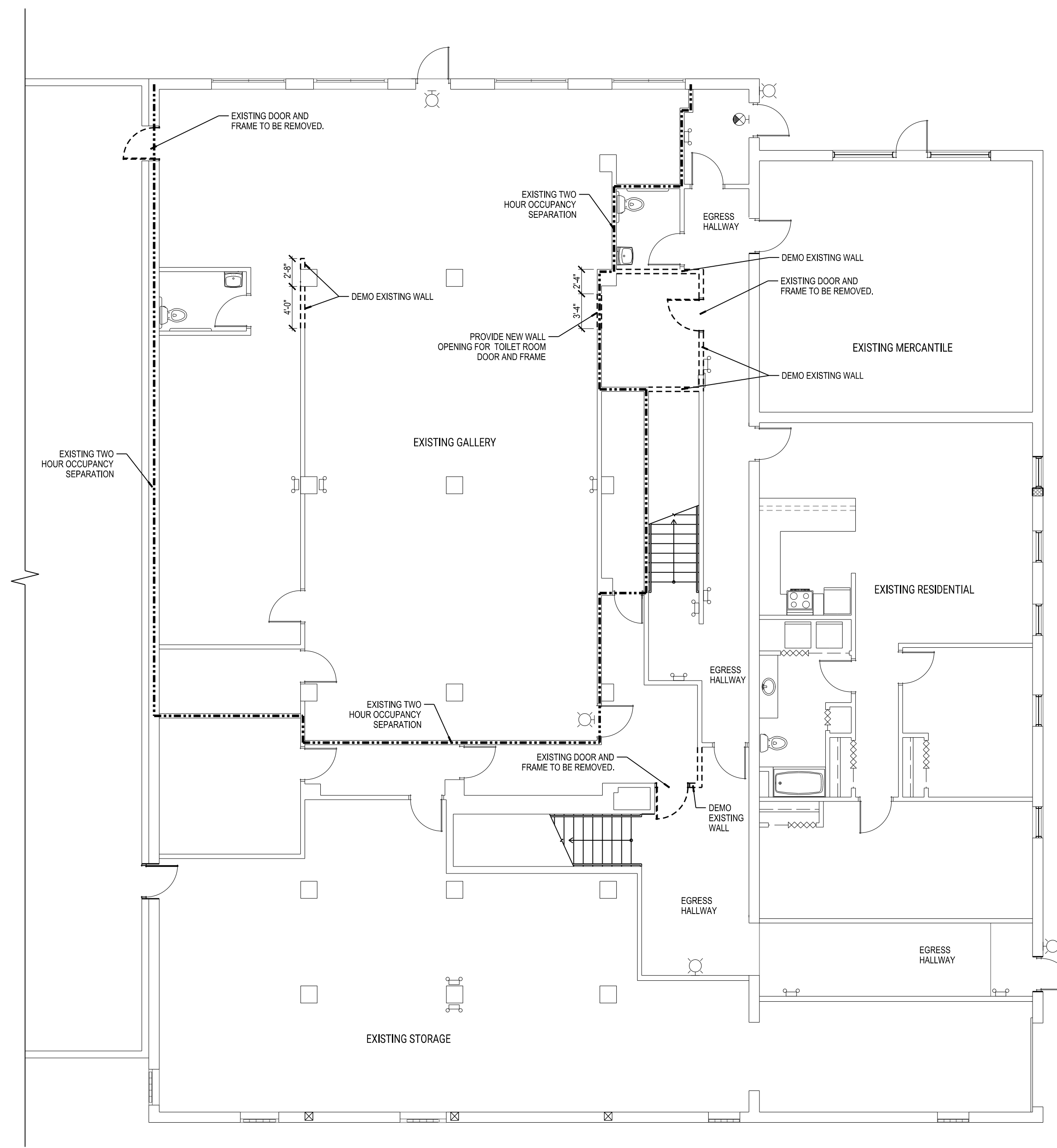
A001

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

X:\176610\cad\176610\shh\A001.dgn

PLOTTED BY: BradW

ORIGINAL SIZE: 24" x 36"



FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/8"=1'-0"

WISCONSIN DAIRY SUPPLY

HAWK TAILS ARCADE TENANT SPACE REMODEL

141B W WHITEWATER STREET WHITEWATER, WI 53190

ISSUANCES / REVISIONS

Table with columns: NO., DESCRIPTION, DATE. Row 1: CD, DSPS PLAN REVIEW, 08/16/2023.

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PROJECT NUMBER 76610

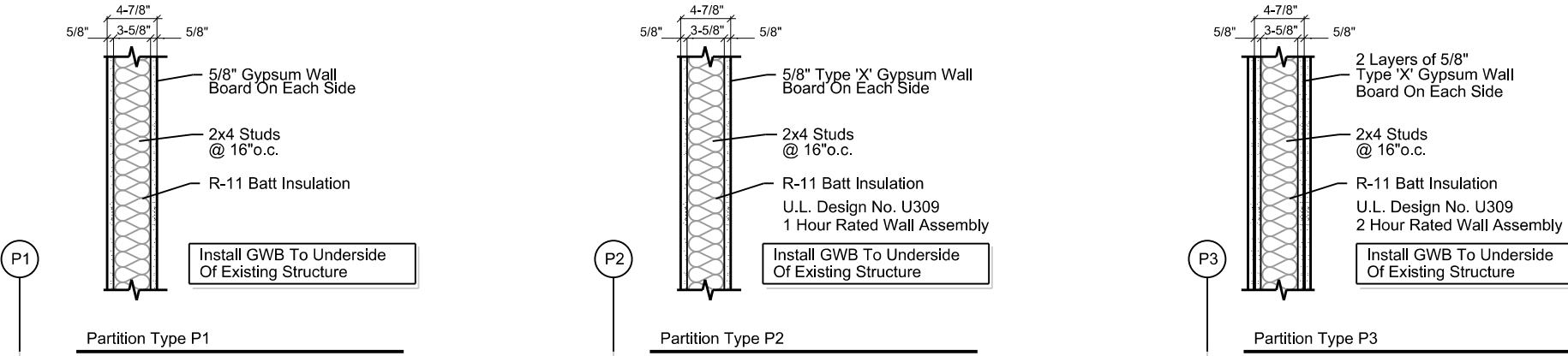
APPROVED BY BTW

REVIEWED BY BTW

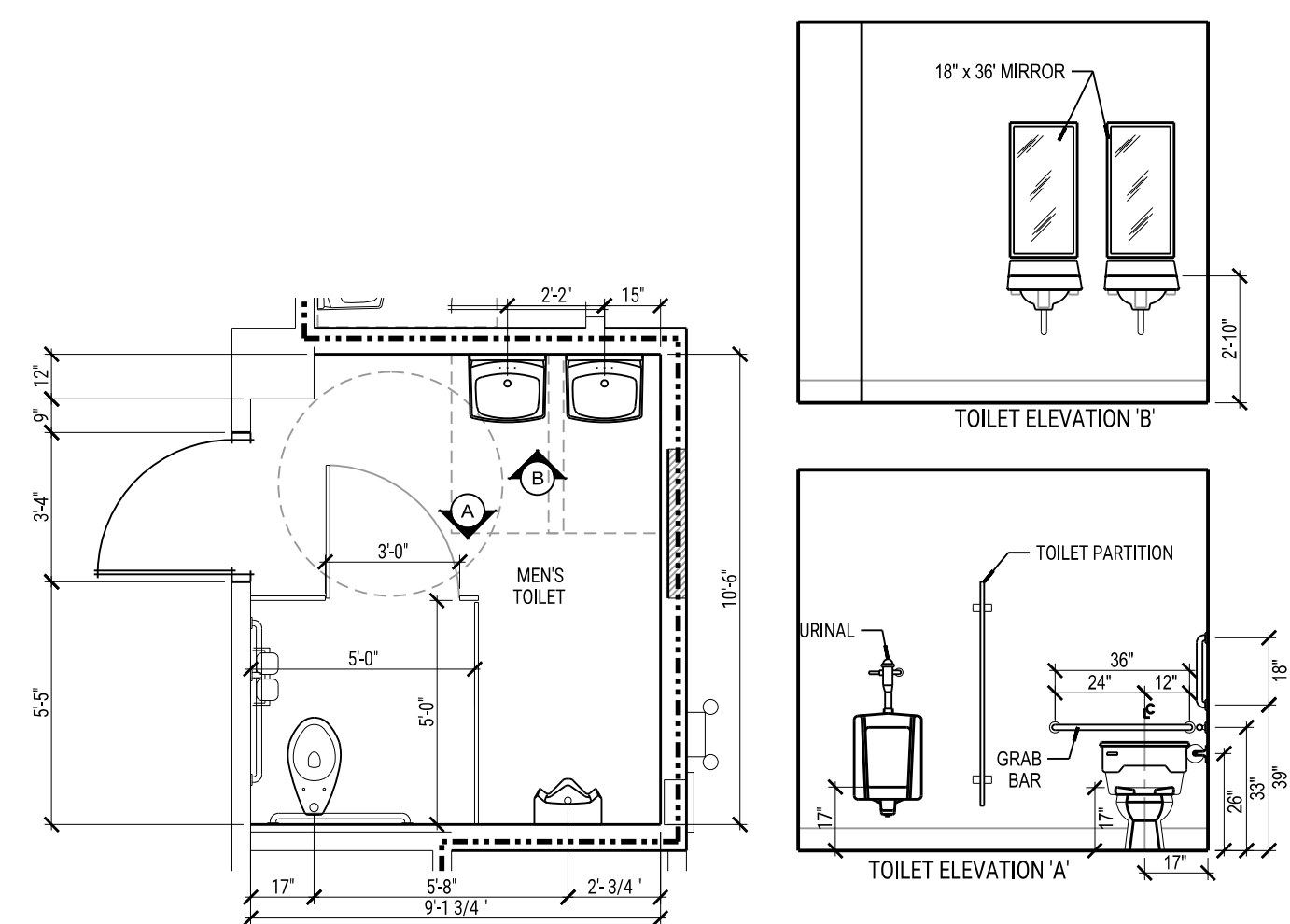
DRAWN BY BTW

FIRST FLOOR PLAN

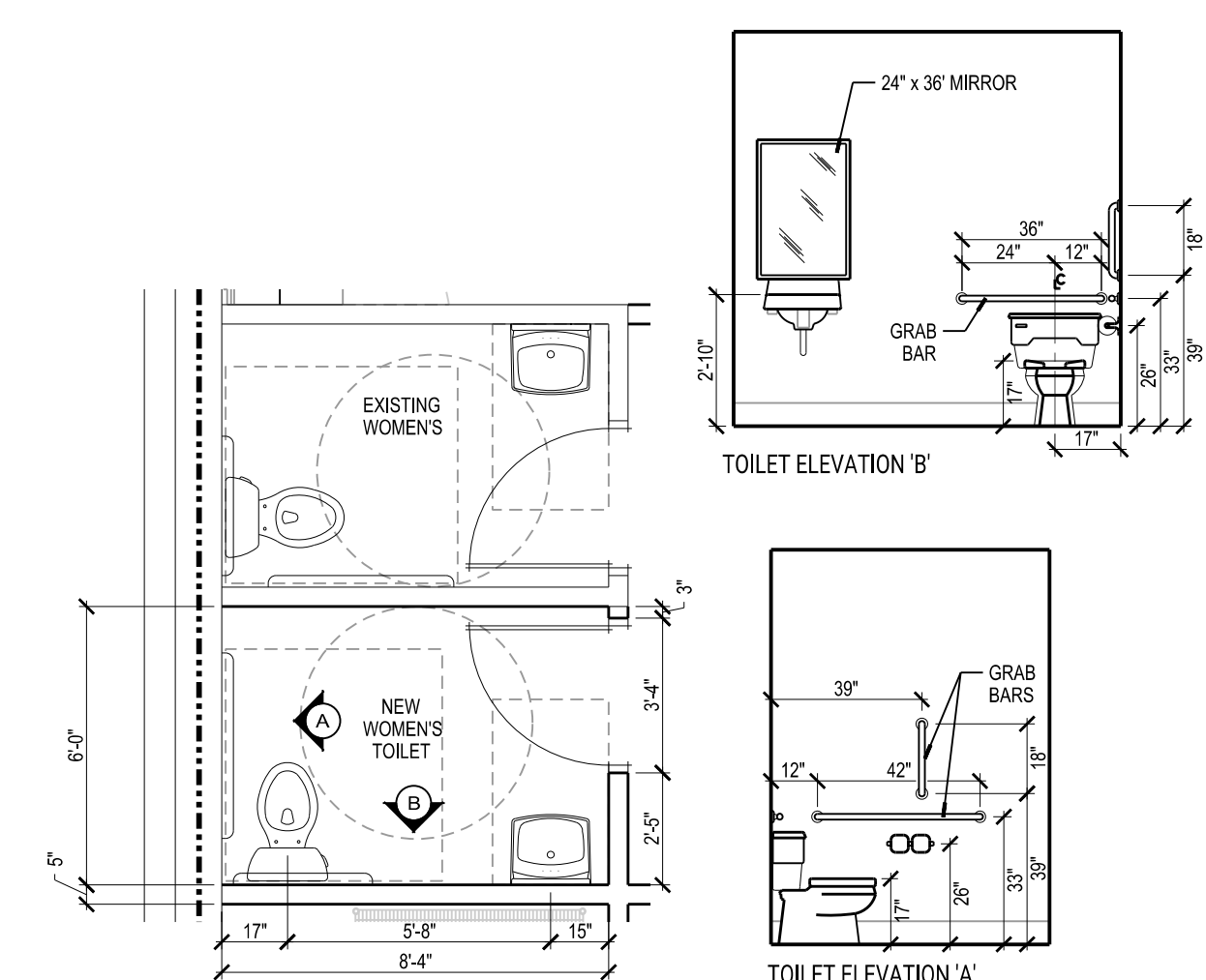
A101



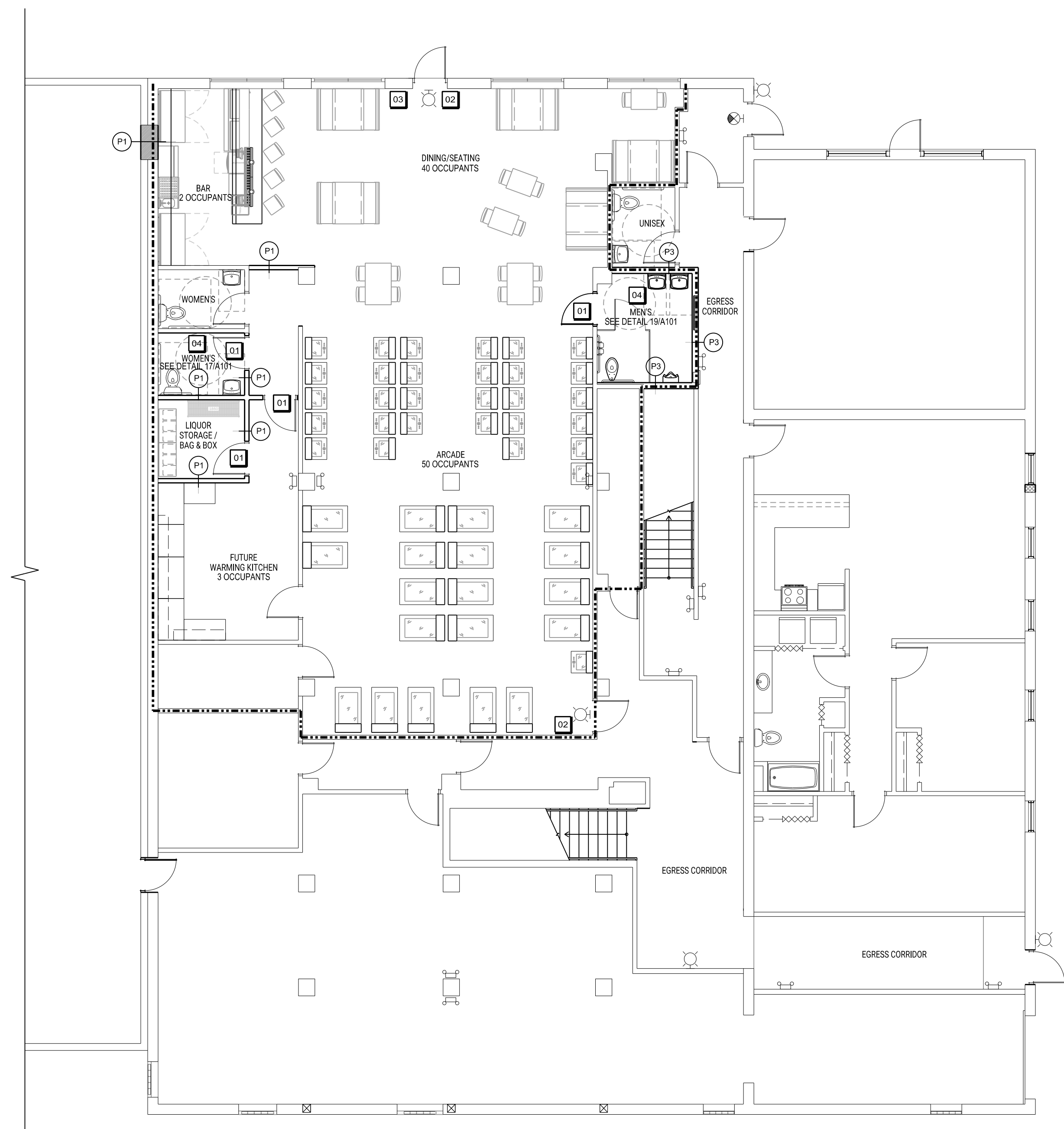
- 1. Wood Studs — Nominal 2x4 Studs spaced 16" O.C.
2. Batts and Blankets — Min 3 in. thick insulation batts, friction-fitted between studs.
3. Gypsum Board — 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing. Fastened with Type S-12 screws, 1-Hr System — For vertical application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC in the field. For horizontal application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC. Vertical joints staggered on each cavity from cement board vertical joints on opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered.



19 ENLARGED MEN'S TOILET ROOM PLAN SCALE: 1/4"=1'-0"



17 ENLARGED WOMEN'S TOILET ROOM PLAN SCALE: 1/4"=1'-0"



- KEYNOTES
D1 36" x 84" WOOD DOOR WITH HOLLOW METAL FRAME
D2 *MAXIMUM OCCUPANCY LOAD - 99' TO BE POSTED IN VISIBLE LOCATION
D3 RELOCATED FIRE EXTINGUISHER AND CABINET
D4 TOILET ROOM FLOORING AND BASE TO BE MOISTURE IMPERVIOUS MATERIAL, FOR CLEANABILITY



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

X:\17661\0\cad\17661\0\shA101.dgn

PLOTTED BY: BradW

ORIGINAL SIZE: 24" x 36"

City of Whitewater
312 W Whitewater St
Whitewater, WI 53190

Stephen W Fairchild
126 W Center Street
Whitewater, WI 53190

Stonegate Management, LLC
S107 W 30511 Sandy Beach Road
Mukwonago, WI 53149

DLK Enterprises, Inc
PO Box 239
Whitewater, WI 53190

141 W Main Street Building, LLC
c/o Barbara Kramer
1142 Lake Heron Dr 2B
Annapolis, MD 21403

Whitewater Rentals, LLC
S107 W30511 Sandy Beach Road
Mukwonago, WI 53149

Russell R Walton and Kim A Walton
1005 W Main Street Ste C
Whitewater, WI 53190

Lake Country Partnership, LLC
S107 W 30511 Sandy Beach Road
Mukwonago, WI 53149

Aurel Bezat & Daniela Bezat
751 Cambridge Drive
Janesville, WI 53548-1903

KD Wilcox Investments, LLC
PO Box 440
Whitewater, WI 53190

Hawks Nest Apartments, LLC
9945 N Valley Hill Drive
Mequon, WI 53092

Bulldog Investments, LLC
109 S First Street
Whitewater, WI 53190

GKC Rentals-Whitewater LLC
W7723 Hackett Rd
Whitewater, WI 53190

Hantropp Properties LLC
Gregory Condos
158 W Whitewater Street
Whitewater, WI 53190

Steve O's LLC
156 W Whitewater St
Whitewater, WI 53190

Rodriguez Properties II, LLC
N9707 N McCord Road
Whitewater, WI 53190

KFW135 LLC
Goodden 135 LLC
S83 W32938 S Oak Tree Ct
Mukwonago, WI 53149

MIQIS, LLC
11337 E County Road N
Whitewater, WI 53190

Marietta Rentals, LLC
123 W Center Street
Whitewater, WI 53190

Wisconsin Dairy Supply Co
Tax Commissioner C.M.ST.P.& P. RR Co
PO Box 239
Whitewater, WI 53190

Xuri Properties, LLC
S95 W34735 Jericho Drive
Eagle, WI 53119

CC Property Development, LLC
111 W Whitewater St
Whitewater, WI 53190

Community Development Authority of City of Whitewater
402 W Main St
Whitewater, WI 53190

State of Wisconsin Dept of Transportation
PO Box 7921
Madison, WI 53707-7921



Neighborhood Services
Department
*Planning, Zoning, Code
Enforcement, GIS
and Building
Inspections*
www.whitewater-wi.gov
Telephone: (262) 473-0540

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 12th day of February at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for a proposed Arcade and Lounge and Sale of Alcohol by the Drink located at 141 W Whitewater Street #B, Parcel ID #/TR00008 for DLK Enterprise, Inc d/b/a Hawk's Arcade & Lounge.

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. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: February 12, 2024

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit for WIRELESS TELECOMMUNICATIONS FACILITIES
Location:	797 Indian Mound Parkway
Current Land Use:	City owned Water Tower
Proposed Land Use:	Same use with added Telecommunication facility
Current Zoning:	AT
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	N/A

Site Plan Review

The applicant is requesting a Conditional Use Permit for a Wireless Telecommunication Facility to be placed on top of the city water tower located at 797 Indian Mound Parkway. Electrical service will be installed to an equipment enclosure. An existing access road inside the property will be extended to allow for ease of access to any ground facilities. The city is agreeable to an agreement to allow the wireless telecommunication facility to be built and located on city owned property, and on the city’s operating water tower. The proposed wireless telecommunication facility shall not change the site in any other way, nor shall it impact the site, or the city negatively. The proposed plan meets all requirements of Section 19.55 of our zoning ordinance, which outlines requirements for the telecommunication facilities.

Planner’s Recommendations

- 1) Staff recommends that Plan Commission **APPROVE** the Conditional Use Permit with the following conditions:
 - a) The applicant is responsible for planning, design, and implementation of the grading plan for the site.

- The City of Whitewater shall not be held responsible for any deficiency in the grading plan.
- b) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
 - c) Any wireless telecommunications facility not continuously operating for a period of twelve months shall be considered abandoned and shall be removed (along with its wireless telecommunication support facilities) within ninety days of receiving an order to remove from the zoning administrator. The cost of removal and site restoration shall be borne entirely by the permit holder. In the event that the permit holder fails to remove the facility, the city may cash the required performance bond and remove the facility and all support facilities itself.
 - d) The permit holder shall be responsible for the continued maintenance and/or replacement of all buildings, fencing, landscaping and other site improvements.
 - e) The permit holder for all wireless telecommunications facilities granted conditional use permit approval after the effective date of this chapter shall file an annual report with the zoning administrator demonstrating continued compliance with approved plans, conditions of approval, the provisions of this chapter as they existed at the time of permit approval, and the standards of Sections 19.63.100 and 19.66.050. The petitioner shall also demonstrate that the term of any performance bond or liability insurance policy required under Section 19.55.050 shall remain in effect for at least two years from the date the annual report is submitted. Such report shall be filed within thirty days of the original month of conditional use permit approval.
 - f) Any conditions stipulated by the PARC.

Print

Conditional Use Permit Application - Submission #750

Date Submitted: 1/11/2024

City of Whitewater

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

Conditional Use Permit Application

NOTICE:

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

Address of Property*

797 Indian Mound Parkway

City*

Whitewater

State*

WI

Zip Code*

53190

Owner's First Name*

City of

Owner's Last Name*

Whitewater

Applicant's First Name*

Netwurx

Applicant's Last Name*

Internet

Mailing Address*

PO Box 245

City*

North Lake

State*

WI

Zip Code*

53064

Item 3.

Phone Number*

4148313475

Fax Number

Email Address*

dave@corp.netwurx.net

Existing and Proposed Uses:

Current Use of Property*

Watertank and treatment

Zoning District*

n/a

Proposed Use:*

Wireless Communications Facility

Conditions

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

APPLICATION REQUIRMENTS

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

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

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

STANDARDS FOR REVIEW AND APPROVAL

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

Standards

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

This facility has no neighbors currently. Our planned use for this property is to operate communications equipment from the top of the water tank.

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

Electrical service will be installed to our equipment enclosure, An existing access road inside the property will be extended to allow for ease of access to our ground facilities.

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

We believe that any part of our planned use conforms to all applicable regulations of the district.

Item 3.

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

This facility is labeled with the mixed use designation of the City's Master (Comprehensive) Plan.

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

Applicant's Signature*

Date

David Roller

1/11/2024

Plot Plan Upload

Netwurx Internet Plan Drawings v1.pdf

Plan Upload

Choose File

No file chosen

Lighting Plan Upload

Choose File

No file chosen

Landscape Plan Upload

Choose File

No file chosen

File Upload

Netwurx Internet - Conditional Use Response.pdf

File Upload

Choose File

No file chosen

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

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

Filed on:

[Empty text box]

Received by:

[Empty text box]

Receipt #

[Empty text box]

Application reviewed by staff members

[Empty text box]

3. Class 2 Notice published in Official Newspaper on

[Empty text box]

4. Notices of Public Hearing mailed to property owners on

[Empty text box]

Plan Commission holds the PUBIC HEARING on

[Empty text box]

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

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

Item 3.

ACTION TAKEN

Conditional Use Permit: By the Plan and Architectural Review Commission

- Granted
- Not Granted

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

mm/dd/yyyy



Tips for Minimizing Development Review Costs-A Guide for Applicants

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

MEET WITH NEIGHBORHOOD SERVICES DEPARTMENT BEFORE SUBMITTING AN APPLICATION

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

SUBMIT A COMPLETE AND THOROUGH APPLICATION

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

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

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

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

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

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

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

Item 3.

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

FOR MORE COMPLEX PROJECTS, SUBMIT YOUR PROJECT CONCEPTUAL REVIEW

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

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

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

HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

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

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

TYPICAL CITY PLANNING CONSULTANT DEVELOPMENT REVIEW COSTS

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

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

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

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

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

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

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

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

- Up to \$600

Rezoning

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

Land Division

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

Annexation

Typically between \$200-\$400

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

Cost Recovery Certificate and Agreement

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

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

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

Applicant's First Name*

Netwurx

Last Name*

Internet

Applicant's Mailing Address

PO BOx 245

City*

North Lake

State*

WI

Zip Code*

53064

Applicant's Phone Number*

4148313475

Fax Number

Applicant's Email Address*

dave@corp.netwurx.net

Project Information

Name/Description of Development*

Proposed Communications Facility at Indian Mound Parkway Watertank

Address of Development Site*

797 Indian Mound Parkway Whitewater WI

Property Owner Information (if different from applicant):

Property Owner's First Name

City of Whitewater

Last Name

Property Owner's Mailing Address

City

Whitewater

State

WI

Zip Code

53190

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

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


A. Application fee

B. Expected planning consultant review cost

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

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

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

Yes 

Balance of costs

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

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

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

Signature of Applicant/Petitioner*

Date

David Roller 

1/11/2024

Signature of Property Owner (if different)

Date



mm/dd/yyyy

CONDITIONAL USE PERMIT APPLICATION REQUIREMENTS

1. **Statement of use, including type of business with number of employees by shift.**
 - a. Netwurx Internet wishes to use the property as an antenna facility to transmit High-Speed Internet to businesses and homes in the surrounding area. If approved, Netwurx will install communications equipment on top of the water tank at this location, construct a small communications cabinet near the water tank base, install a new electrical service, and construct an access road to the communications cabinet.
 - b. This will be considered an unmanned location. Netwurx technical staff will access the location periodically.
2. **Scaled plot plan with north arrow, showing proposed site and all site dimensions.**
 - a. The plot plan has been attached to this application electronically
3. **All buildings and structures; location, height, materials and building elevations.**
 - a. The height of the water tank and communications enclosure are included in the drawings that have been attached electronically.
4. **Lighting plan; including location, height, materials and building elevations.**
 - a. There will be no changes to the lighting at this property as part of our use.
5. **Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.**
 - a. These drawings have been attached electronically
6. **Off-street parking; locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.**
 - a. n/a (unmanned antenna facility)
7. **Access; pedestrian, vehicular, service. Points of ingress and egress.**
 - a. n/a (no changes being made to this property's points of ingress or egress.
8. **Loading; location, dimensions, number of spaces internal circulation.**
 - a. n/a (unmanned antenna facility)
9. **Landscaping; including location, size, and type of all proposed planting materials.**
 - a. No landscaping will accompany this project
10. **Floor plans: of all proposed buildings and structures, including square footage.**
 - a. No new buildings are being constructed as part of this proposal. The attached drawings show the outdoor equipment enclosure size and dimensions to be less than 4' x 4' x 8'
11. **Signage: Location, height, dimensions, color, materials, lighting and copy area.**
 - a. There will be no signage as part of this application.
12. **Grading/draining plan of proposed site.**
 - a. Grading and Draining from the site will remain the same
13. **Waste disposal facilities; storage facilities for storage of trash and waste materials.**
 - a. This will be an unmanned location. Construction trash and waste materials will be hauled off-site daily by our crews.
14. **Outdoor storage, where permitted in the district; type, location, height of screening devices.**
 - a. We are not asking for any outdoor storage.

NETWURX LLC. Date: 1/3/2024

By: _____

Name: David Roller

Title: CEO

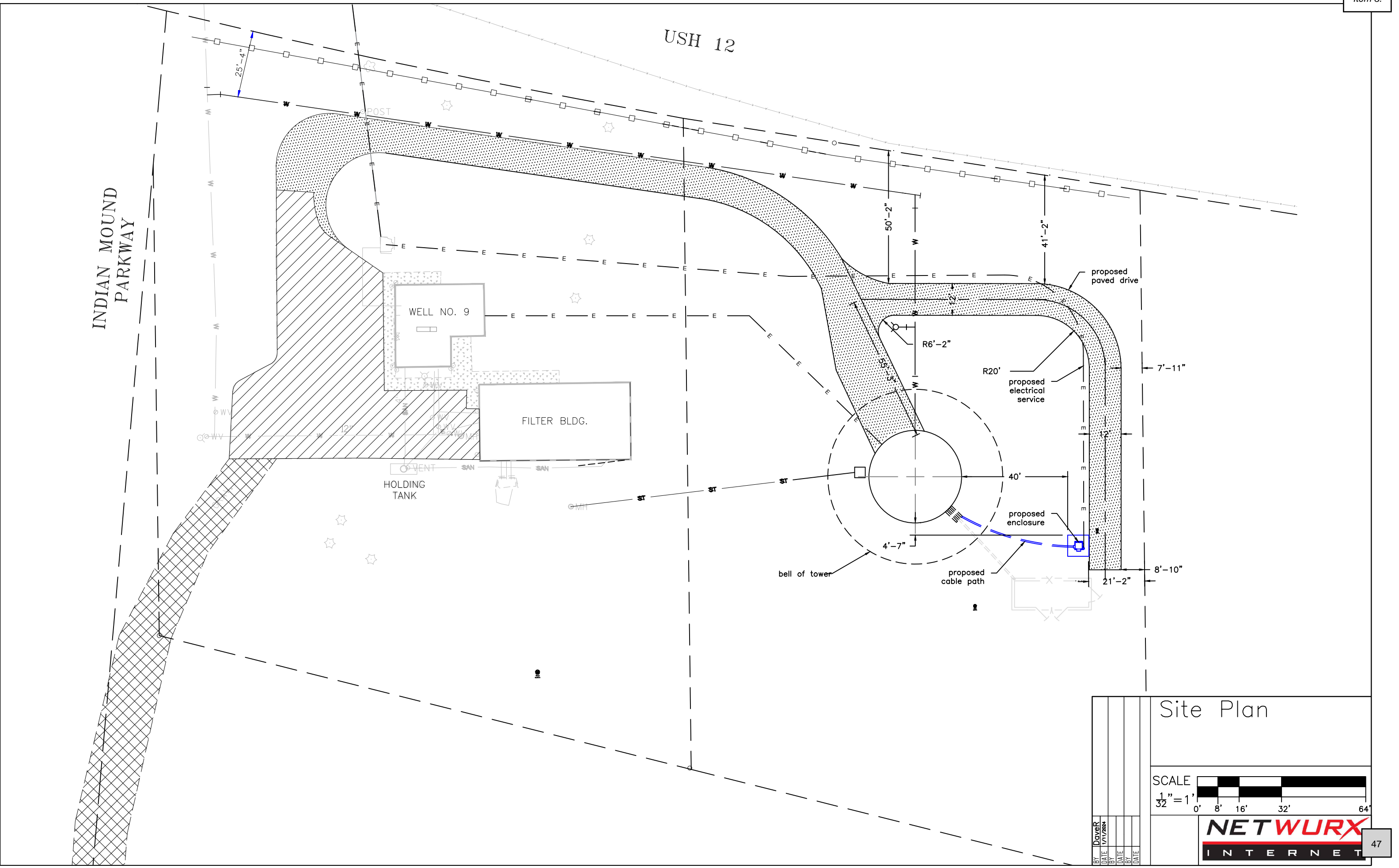
Tel 414-831-3475

E-mail: dave@corp.netwurx.net

Netwurx Internet **Proposed Plan**

for use of water tank at
797 Indian Mound Parkway
Whitewater WI

as a communications facility

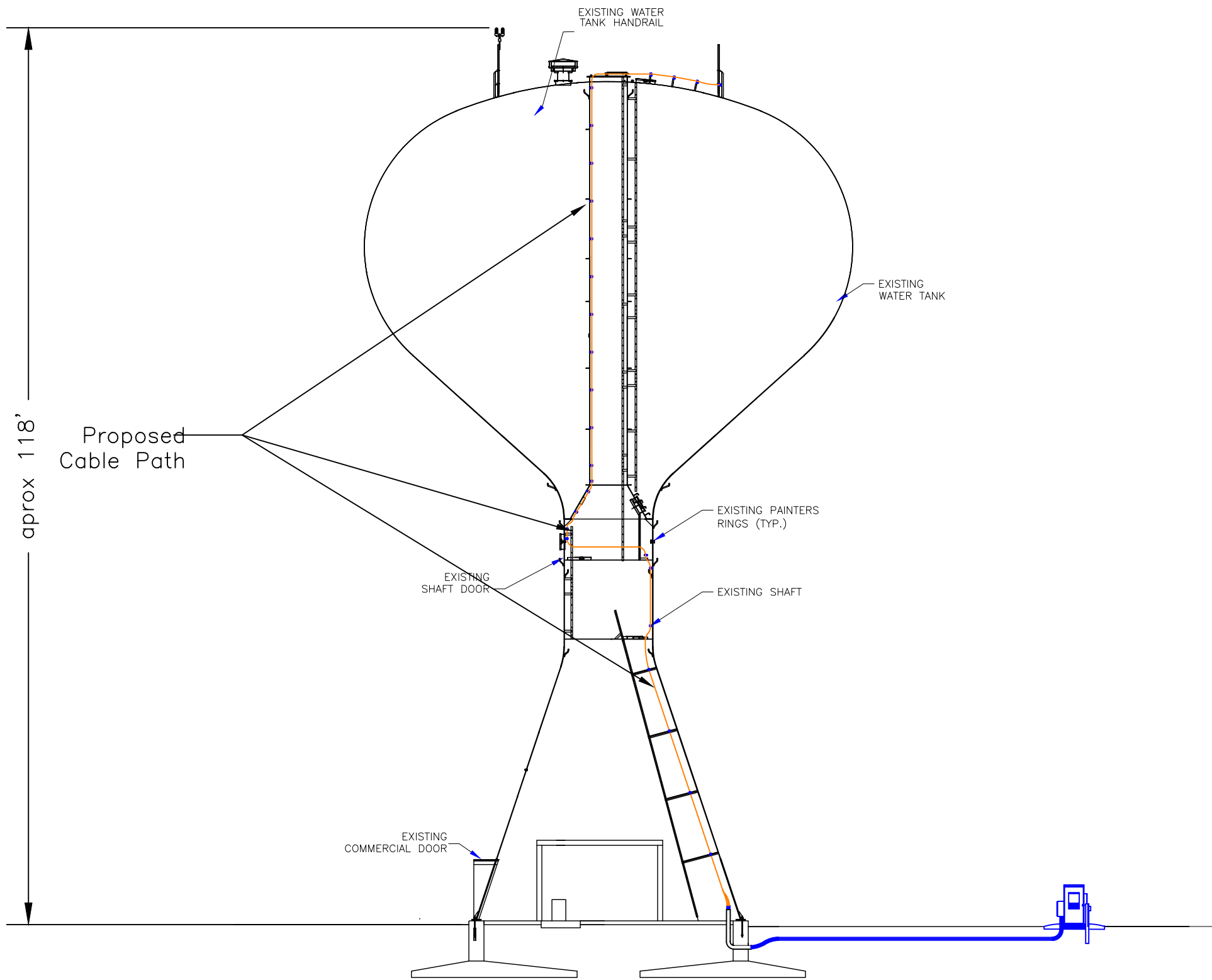


BY: DaveR	DATE: 1/11/2024
BY:	DATE:
BY:	DATE:
BY:	DATE:

Site Plan

SCALE 1/32" = 1'

NETWURX
INTERNET



- Cable will attached to existing cable mount positions via cable hanger and universal cushions.
- Cable will be attached to other locations via beam clamp, cable hanger, and universal cushions where mounting locations have not been provided.
- Cable will enter duct installed throught the provided conduit through floor and foundation wall.
- Duct will be run underground to proposed equipment enclosure
- Equipment enclosure will not require fencing.
- Electrical Service to be installed at equipment enclosure.

Tower Elevation

SCALE
 $\frac{1}{16}'' = 1'$

BY DaveR
 DATE 1/11/2024
 BY
 DATE
 BY
 DATE

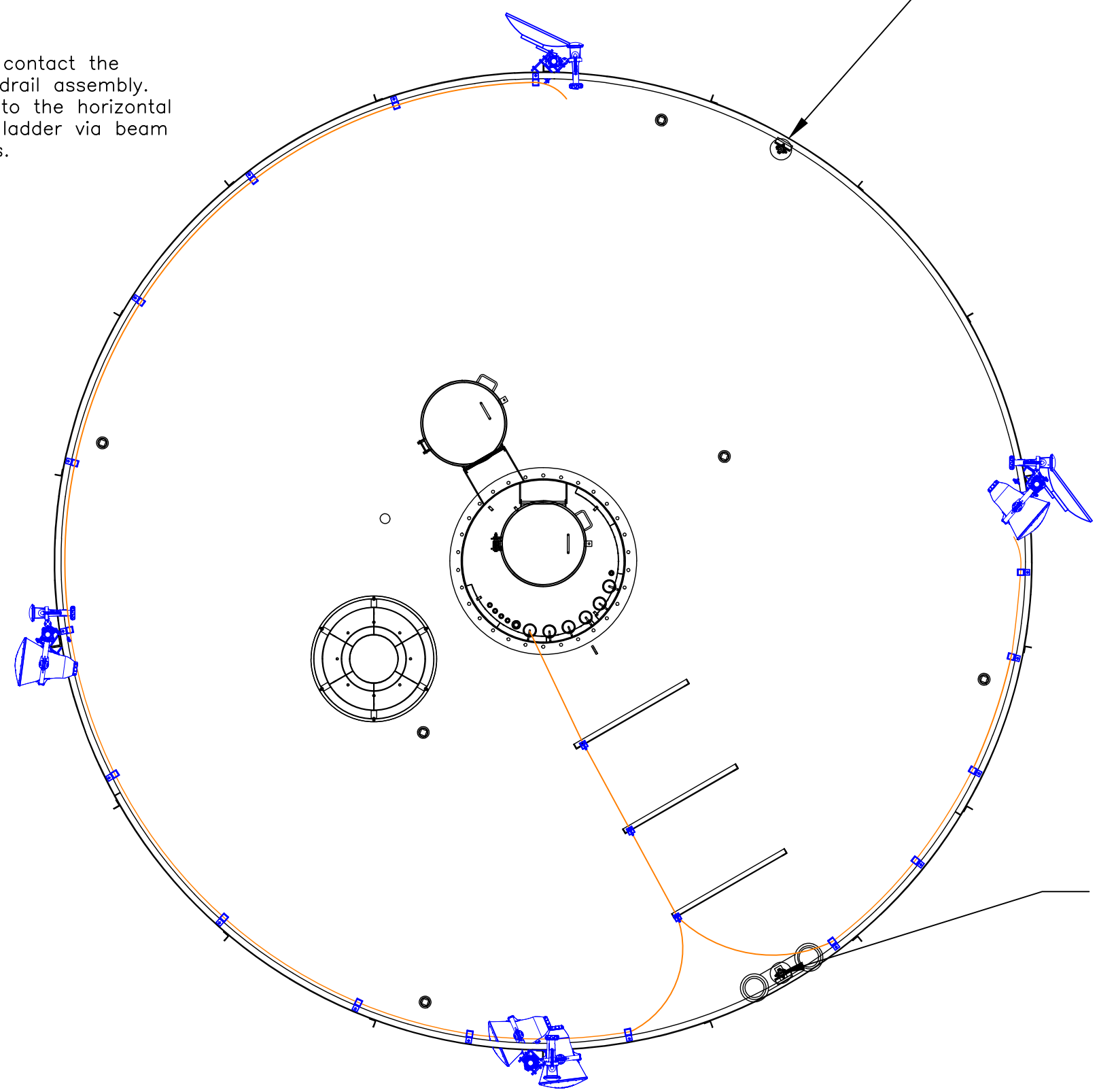
NETWURX
 INTERNET



- The mount locations will contact the vertical members of the handrail assembly.
- Cable path will attached to the horizontal hand rail and existing cable ladder via beam clamp and universal cushions.

existing pipe with omni antenna

existing pipe with obstruction light



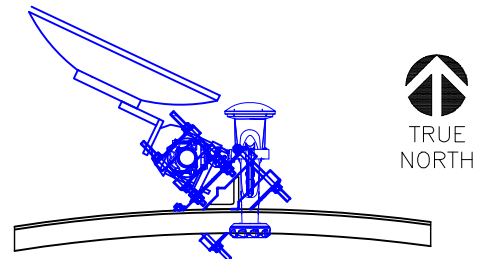
BY	DaveR
DATE	1/11/2024
BY	
DATE	
BY	
DATE	

Antennal Locations

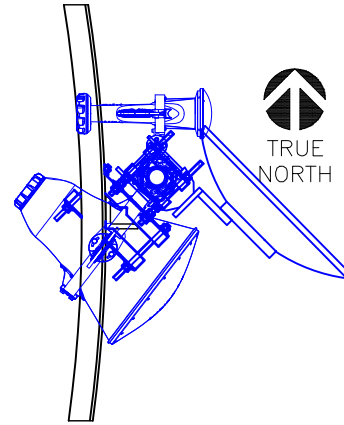
SCALE
1/4" = 1'

NETWURX
INTERNET

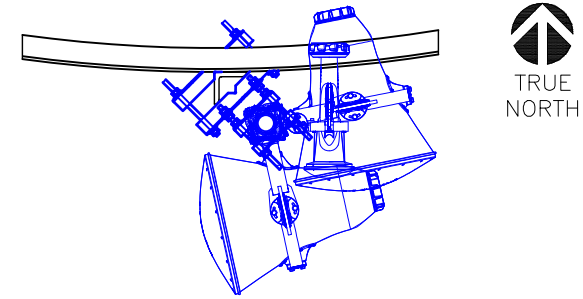
NORTH
Mount
Location



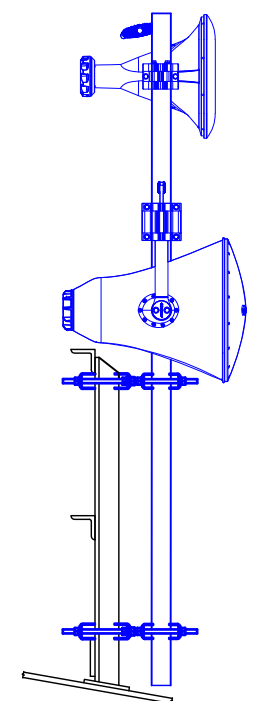
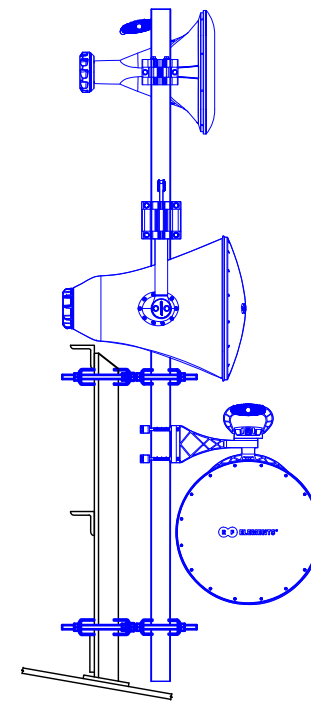
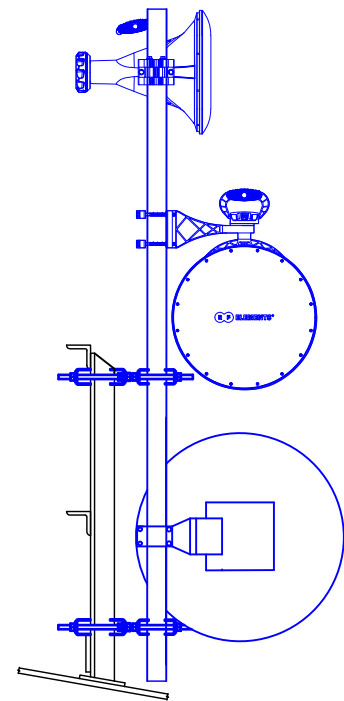
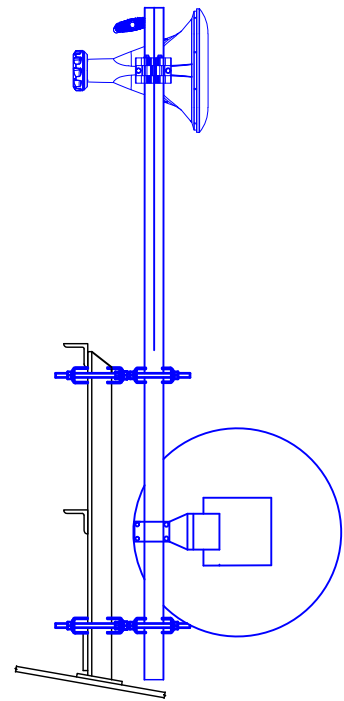
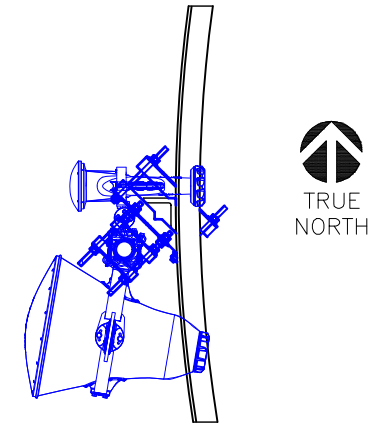
EAST
Mount
Location



SOUTH
Mount
Location

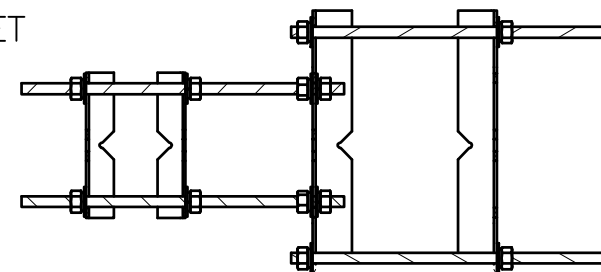


WEST
Mount
Location

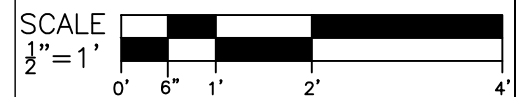


- The mount locations will contact the vertical members of the handrail assembly.
- Cable path will be attached to the horizontal hand rail and existing cable ladder via beam clamp CLAMP SET and universal cushions.
- small junction for low voltage power distribution may be needed at time of install.

UNIVERSAL PIPE-TO-PIPE



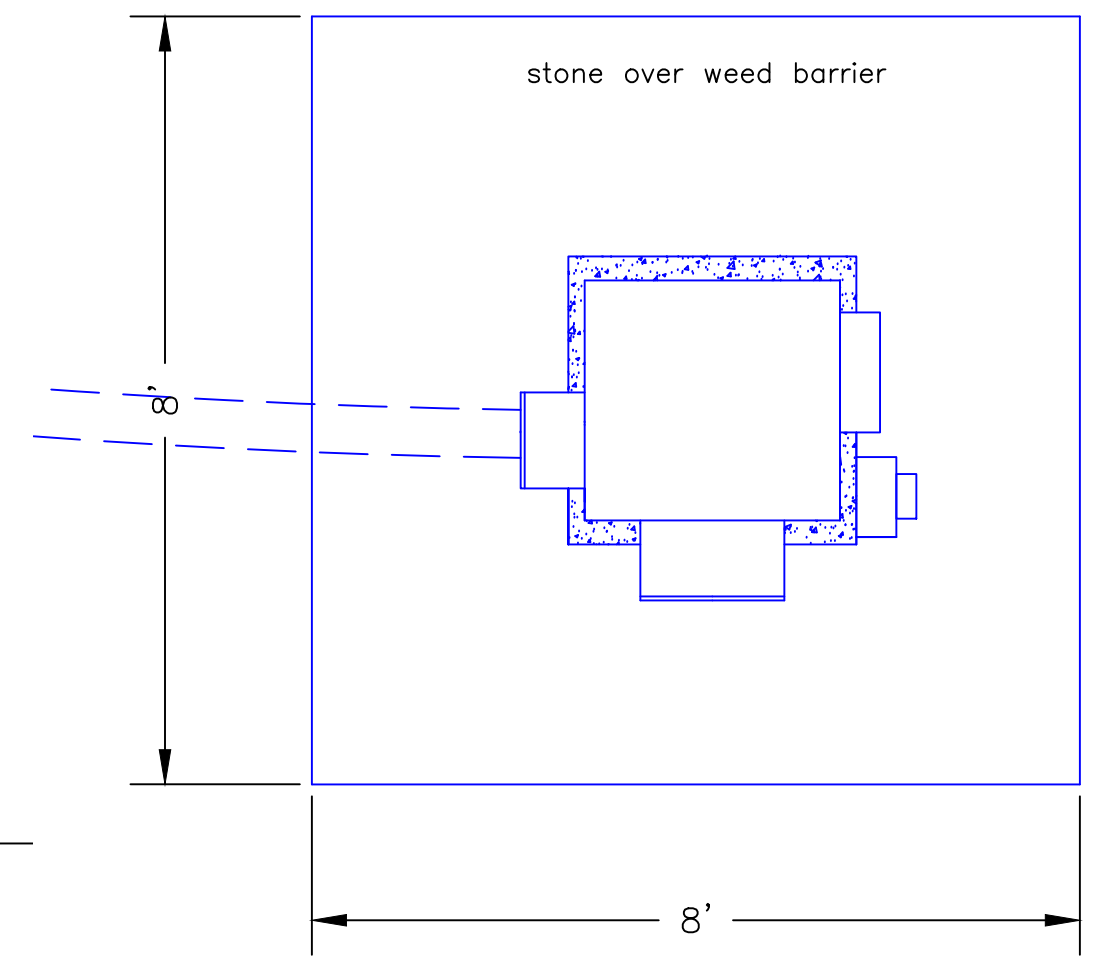
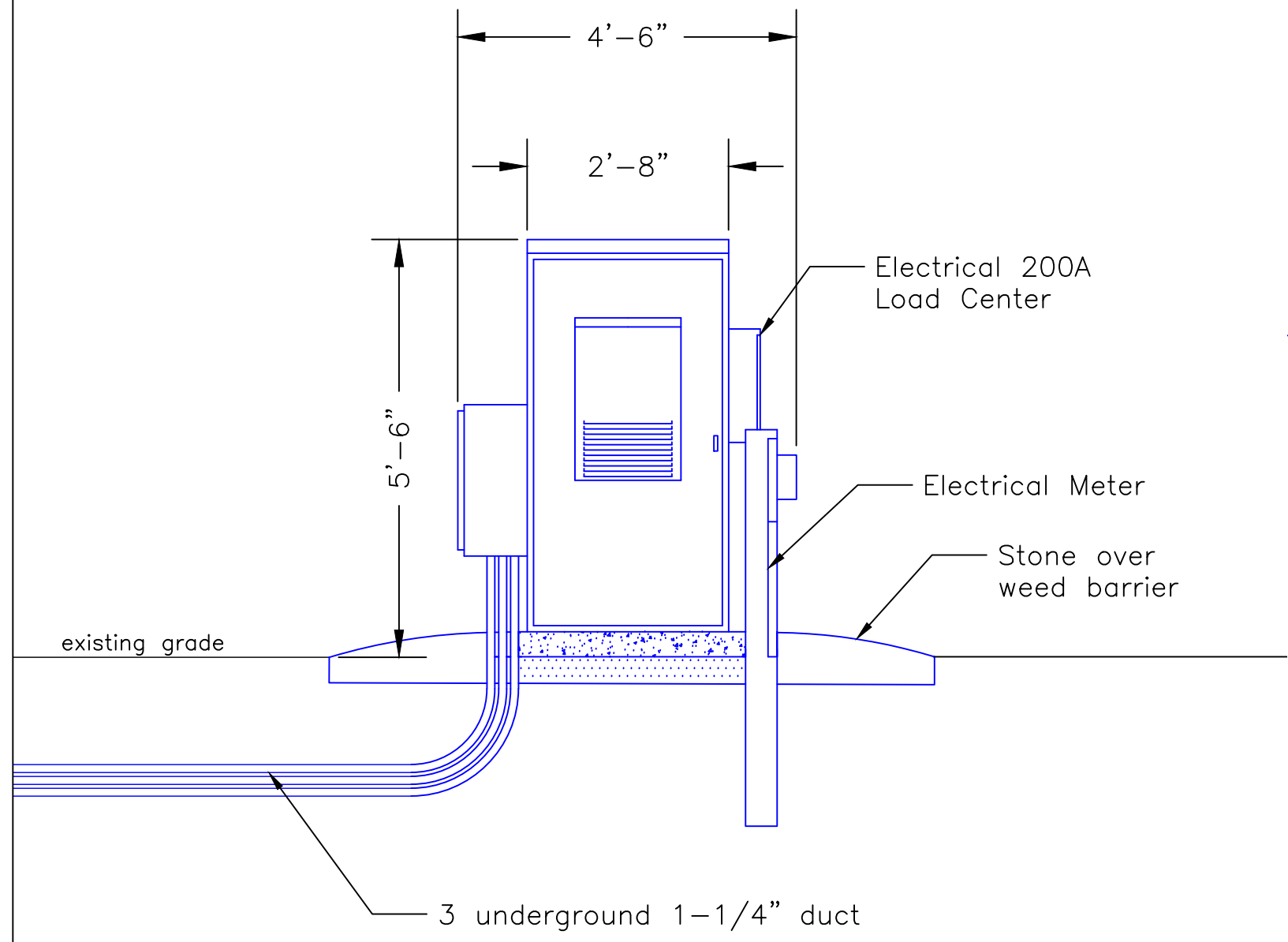
Antenna Mount
Detail



BY	DaveR
DATE	1/11/2004
BY	
DATE	
BY	
DATE	



Proposed paved access drive



BY	DaveR
DATE	1/11/2024
BY	
DATE	
BY	
DATE	

Equipment Enclosure Detail

SCALE 1/2" = 1'

NETWURX
INTERNET

51



Neighborhood Services
Department
*Planning, Zoning, Code
Enforcement, GIS
and Building
Inspections*
www.whitewater-wi.gov
Telephone: (262) 473-0540

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 12th day of February at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for a proposed Wireless Telecommunication Facility to be located on the water tower at 797 Indian Mound Parkway, Parcel ID #/A277200001 for Netwurx.

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. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant

Hoffman Lands Ltd
c/o Tom Hoffman
8612 Lima Center Road
Whitewater, WI 53190

City of Whitewater
312 W Whitewater Ave
Whitewater, WI 53190



PARC Agenda Item

Meeting Date:	February 12, 2024
Agenda Item:	Starin Road Right of Way Plat
Staff Contact (name, email, phone):	Brad Marquardt, bmarguardt@whitewater-wi.gov , 262-473-0139

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

When the property was acquired to extend Starin Road from Whitewater Creek to Newcomb Street, it was all acquired as right of way. In order to define the true road right of way for Starin Road, a Right-of-Way Plat needs to be completed. Before you tonight are two items for consideration, a preliminary Right-of-Way Plat and the Final Right-of-Way Plat.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

There is no financial impact to approving the Right-of-Way Plat. However, once the right of way is defined, the remaining lots can be sold with the proceeds going to the Fire Department.

STAFF RECOMMENDATION

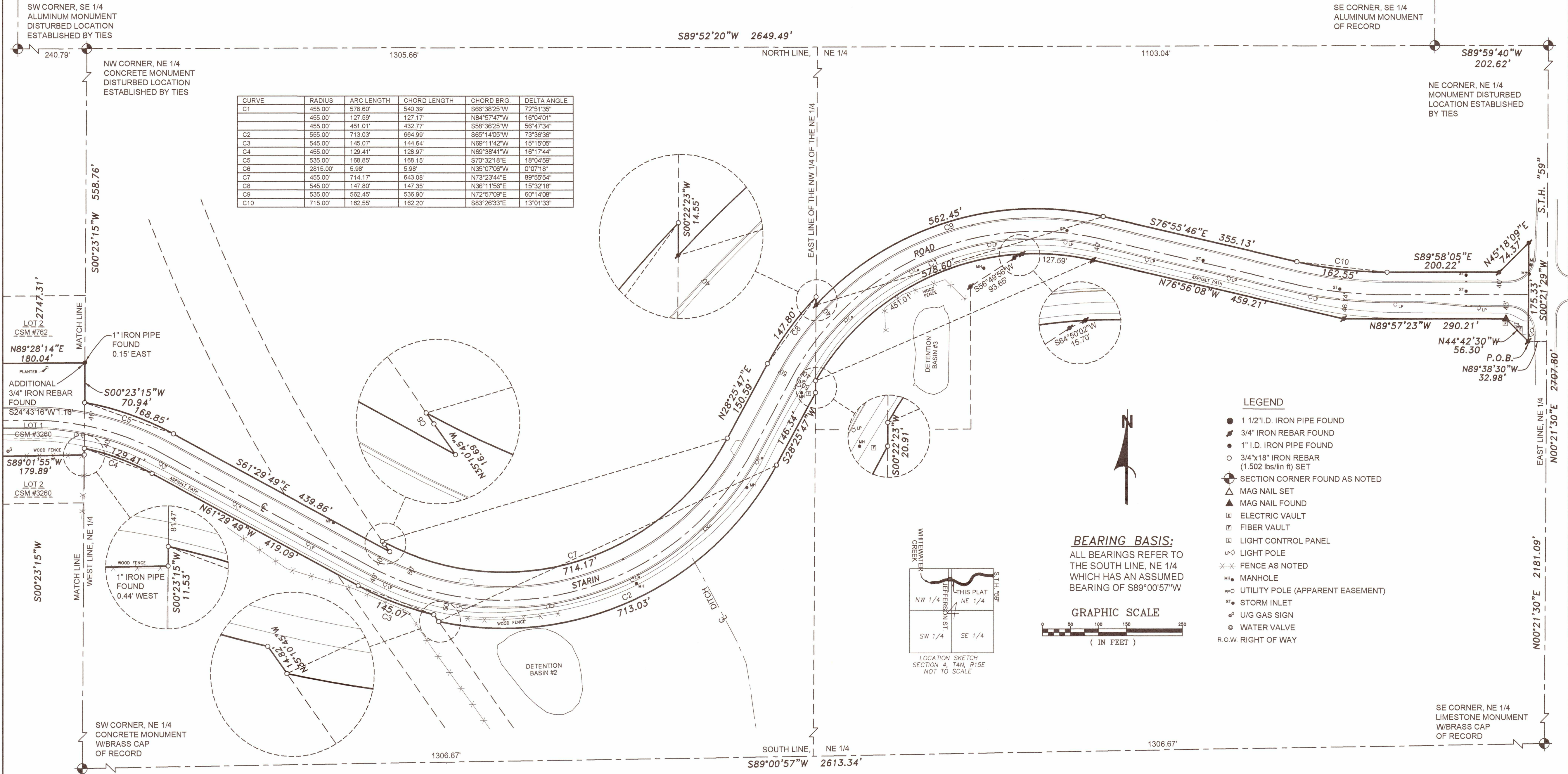
First recommendation is to approve the Preliminary Starin Road Right-of-Way Plat.

The second recommendation is to approve the Final Starin Road Right-of-Way Plat and forward to Council.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

1. Starin Road Right-of-Way Plat

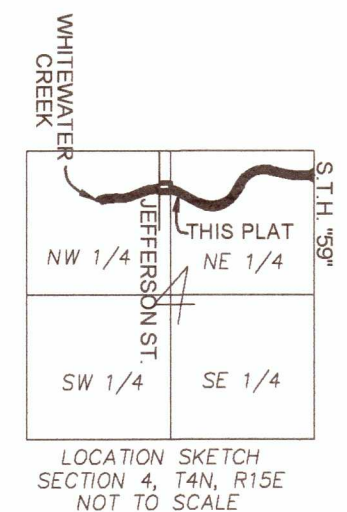
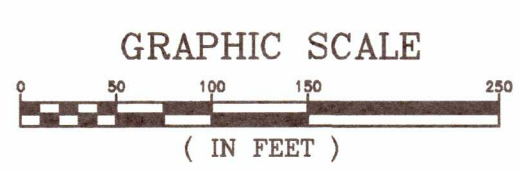
STARIN ROAD RIGHT OF WAY PLAT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	455.00'	578.60'	540.39'	S66°38'25"W	72°51'35"
	455.00'	127.59'	127.17'	N84°57'47"W	16°04'01"
	455.00'	451.01'	432.77'	S58°36'25"W	56°47'34"
C2	555.00'	713.03'	664.99'	S65°14'05"W	73°36'36"
C3	545.00'	145.07'	144.84'	N69°11'42"W	15°19'05"
C4	455.00'	129.41'	128.97'	N69°38'41"W	18°17'44"
C5	535.00'	168.85'	168.15'	S70°32'18"E	18°04'59"
C6	2815.00'	5.98'	5.98'	N36°07'06"W	0°07'18"
C7	455.00'	714.17'	643.08'	N73°23'44"E	89°55'54"
C8	545.00'	147.80'	147.35'	N36°11'56"E	15°32'18"
C9	535.00'	562.45'	536.90'	N72°57'09"E	60°14'08"
C10	715.00'	162.55'	162.20'	S83°26'33"E	13°01'33"

- LEGEND**
- 1 1/2" I.D. IRON PIPE FOUND
 - 3/4" IRON REBAR FOUND
 - 1" I.D. IRON PIPE FOUND
 - 3/4"x18" IRON REBAR (1.502 lbs/lin ft) SET
 - ⊙ SECTION CORNER FOUND AS NOTED
 - △ MAG NAIL SET
 - ▲ MAG NAIL FOUND
 - ⊞ ELECTRIC VAULT
 - ⊞ FIBER VAULT
 - ⊞ LIGHT CONTROL PANEL
 - ⊞ LIGHT POLE
 - ✕ FENCE AS NOTED
 - ⊞ MANHOLE
 - ⊞ UTILITY POLE (APPARENT EASEMENT)
 - ⊞ STORM INLET
 - ⊞ U/G GAS SIGN
 - ⊞ WATER VALVE
 - R.O.W. RIGHT OF WAY

BEARING BASIS:
ALL BEARINGS REFER TO THE SOUTH LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF S89°00'57"W



Notes:
1) Coordinates are referenced to the Wisconsin County Coordinate System, Walworth County, NAD 83/91 Adjustment.



SOUTHWEST SURVEYING & ASSOCIATES, Inc.
P.O. BOX K, PALMYRA, WI, 53156
262-495-4910
920-674-4884

SHEET 1 OF 2
DATE: JANUARY 11, 2024
JOB NO: W-220157

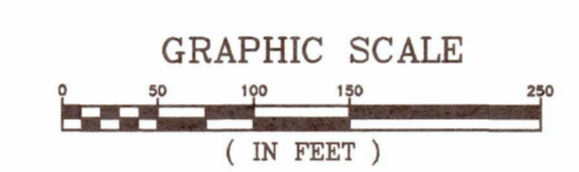
STARIN ROAD RIGHT OF WAY PLAT

Description: Being a part of the NW 1/4 and NE 1/4 of the Fractional NE 1/4 and a part of the NW 1/4 and NE 1/4 of the Fractional NW 1/4, all in Section 4, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Limestone Monument with Brass Cap that marks the Southeast corner of the NE 1/4 of said Section 4; Thence N00°21'30"E, along the East line of said NE 1/4, a distance of 2181.09 feet; Thence N89°38'30"W, a distance of 32.98 feet, to a Found 3/4" Rebar that marks the POINT OF BEGINNING of the Right of Way to be described; Thence N44°42'30"W, a distance of 56.30 feet, to a Found Mag Nail; Thence N89°57'23"W, a distance of 290.21 feet, to a Found 3/4" Rebar; Thence N76°56'08"W, a distance of 459.21 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 72°51'35", a chord length of 540.39 feet, and a chord bearing of S66°38'25"W; Thence Southwesterly along the arc of said curve, a distance of 578.60 feet, to the East line of the NW 1/4 of said NE 1/4 and to a Set 3/4"x18" Iron Rebar(Set 3/4" Rebar); Thence S00°22'23"W, along said East line, a distance of 20.91 feet, to a Set 3/4" Rebar; Thence S28°25'47"W, a distance of 146.34 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 555.00 feet, a delta angle of 73°36'36", a chord length of 664.99 feet, and a chord bearing of S65°14'05"W; Thence Southwesterly along the arc of said curve, a distance of 713.03 feet, to a Set 3/4" Rebar; Thence N35°10'45"W, a distance of 14.82 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 545.00 feet, a delta angle of 15°15'05", a chord length of 144.84 feet, and a chord bearing of N69°11'42"W; Thence Northwesterly along the arc of said curve, a distance of 145.07 feet, to a Set 3/4" Rebar; Thence N61°29'49"W, a distance of 419.09 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 16°17'44", a chord length of 128.97 feet, and a chord bearing of N69°38'41"W; Thence Northwesterly along the arc of said curve, a distance of 129.41 feet, to the West line of said NE 1/4 and to a Set 3/4" Rebar; Thence S00°23'15"W, along said West line, a distance of 11.53 feet, to the South line of Lot 1 of Certified Survey Map No. 3260, and to a Set 3/4" Rebar; Thence S89°01'55"W, along said South line, a distance of 179.89 feet, to the Easterly Right of Way line of Jefferson Street and a Set 3/4" Rebar; Thence N80°34'30"W, a distance of 60.76 feet, to the Westerly Right of Way line of said Jefferson Street; Thence N45°12'57"W, a distance of 17.78 feet, to a Set 3/4" Rebar; Thence S89°21'42"W, a distance of 56.44 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 20°42'22", a chord length of 163.54 feet, and a chord bearing of S79°00'30"W; Thence Southwesterly along the arc of said curve, a distance of 164.43 feet, to a Set 3/4" Rebar; Thence S68°39'18"W, a distance of 266.97 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 545.00 feet, a delta angle of 25°35'17", a chord length of 241.38 feet, and a chord bearing of S81°26'58"W; Thence Southwesterly along the arc of said curve, a distance of 243.40 feet, to a Set 3/4" Rebar; Thence N85°45'24"W, a distance of 72.17 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 461.06 feet, a delta angle of 18°08'34", a chord length of 145.39 feet, and a chord bearing of S85°10'19"W; Thence Southwesterly along the arc of said curve, a distance of 145.99 feet, to a Set 3/4" Rebar and to a Meander line, being N76°06'03"E 63.7 feet, more or less, from the Easterly bank of Whitewater Creek; Thence N60°41'19"W, along said Meander Line, a distance of 116.84 feet, to a Set 3/4" Rebar, being N76°06'03"E 30.0 feet, more or less, from said Easterly bank; Thence N76°06'03"E, a distance of 85.16 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 541.06 feet, a delta angle of 18°08'34", a chord length of 170.61 feet, and a chord bearing of N85°10'19"E; Thence Northeasterly along the arc of said curve, a distance of 171.33 feet, to a Set 3/4" Rebar; Thence S85°45'24"E, a distance of 72.17 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 465.00 feet, a delta angle of 25°35'17", a chord length of 205.95 feet, and a chord bearing of N81°26'58"E; Thence Northeasterly along the arc of said curve, a distance of 207.67 feet, to a Set 3/4" Rebar; Thence N68°39'18"E, a distance of 266.97 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 535.00 feet, a delta angle of 20°42'23", a chord length of 192.29 feet, and a chord bearing of N79°00'30"E; Thence Northeasterly along the arc of said curve, a distance of 193.35 feet, to a Set 3/4" Rebar; Thence N89°21'42"E, a distance of 47.62 feet, to a Set 3/4" Rebar; Thence N44°47'03"E, a distance of 32.63 feet, to the Westerly Right of Way line of Jefferson Street, and to a Set Mag Nail; Thence N56°33'34"E, a distance of 72.17 feet, to a Found 1 1/2" Iron Pipe that marks the Easterly Right of Way line of said Jefferson Street, and the Southerly line of Lot 2 of Certified Survey Map No. 762; Thence N89°28'14"E, along said Southerly line, a distance of 180.04 feet, to the West line of said NE 1/4; Thence S00°23'15"W, along said West line, a distance of 70.94 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 2815.00 feet, a delta angle of 00°07'18", a chord length of 168.15 feet, and a chord bearing of S70°32'18"E; Thence Southeastly along the arc of said curve, a distance of 168.85 feet, to a Set 3/4" Rebar; Thence S61°29'49"E, a distance of 439.86 feet, to a Set 3/4" Rebar; Thence N35°10'45"W, a distance of 16.69 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 455.00 feet, a delta angle of 89°55'54", a chord length of 643.08 feet, and a chord bearing of N73°23'44"E; Thence Northeasterly along the arc of said curve, a distance of 714.17 feet, to a Set 3/4" Rebar; Thence N28°25'47"E, a distance of 150.59 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 545.00 feet, a delta angle of 15°32'18", a chord length of 147.35 feet, and a chord bearing of N36°11'56"E; Thence Northeasterly along the arc of said curve, a distance of 147.80 feet, to the East line of the NW 1/4 of said NE 1/4 and to a Set 3/4" Rebar; Thence S00°22'23"W, along said East line, a distance of 14.55 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 535.00 feet, a delta angle of 60°14'08", a chord length of 536.90 feet, and a chord bearing of N72°57'09"E; Thence Northeasterly along the arc of said curve, a distance of 562.45 feet, to a Set 3/4" Rebar; Thence S76°55'46"E, a distance of 355.13 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 715.00 feet, a delta angle of 13°01'33", a chord length of 162.20 feet, and a chord bearing of S83°26'33"E; Thence Southeastly along the arc of said curve, a distance of 162.55 feet, to a Set 3/4" Rebar; Thence S89°58'05"E, a distance of 200.22 feet, to a Found 3/4" Rebar; Thence N45°18'09"E, a distance of 74.37 feet, to a Found 3/4" Rebar; Thence S00°21'29"W, a distance of 175.33 feet, to the POINT OF BEGINNING, included all lands lying in-between said Meander line and the Center Line of Whitewater Creek containing 382,531 Square Feet or 8.782 Acres of land, more or less

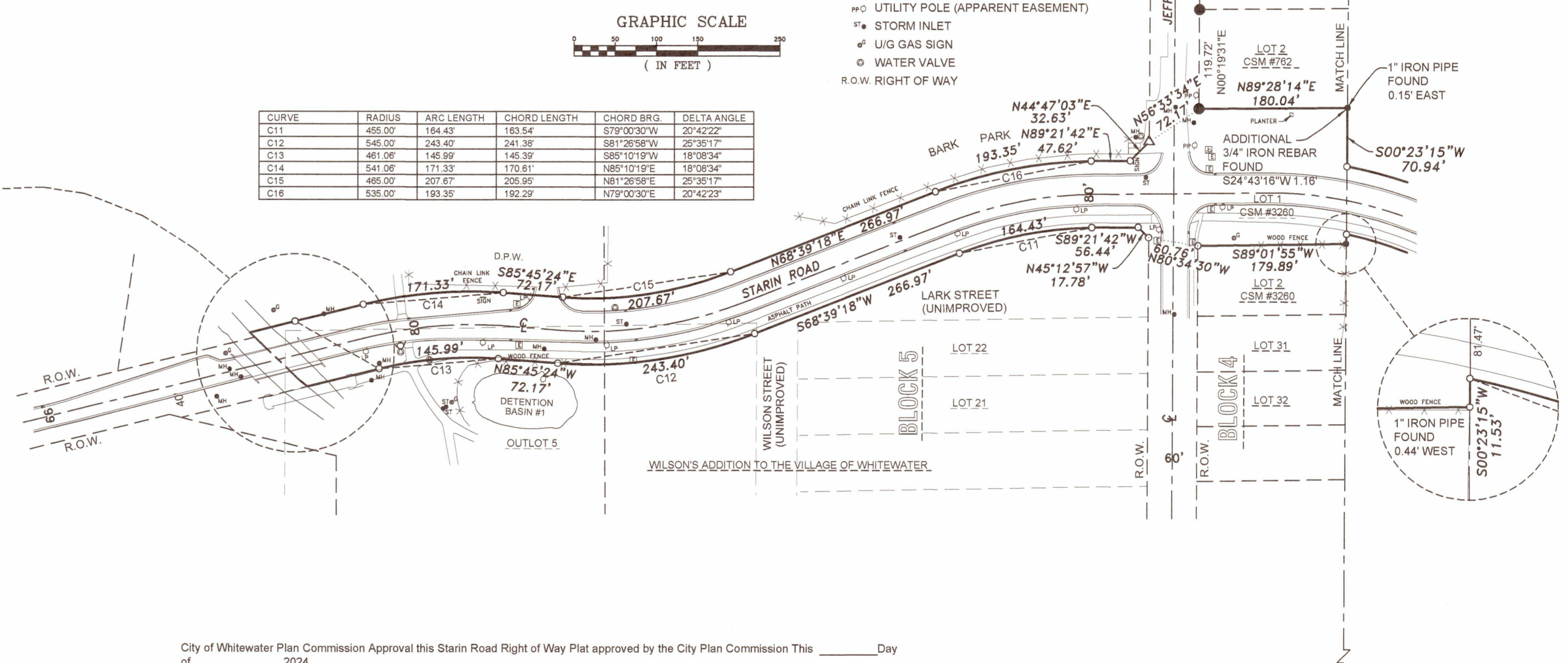
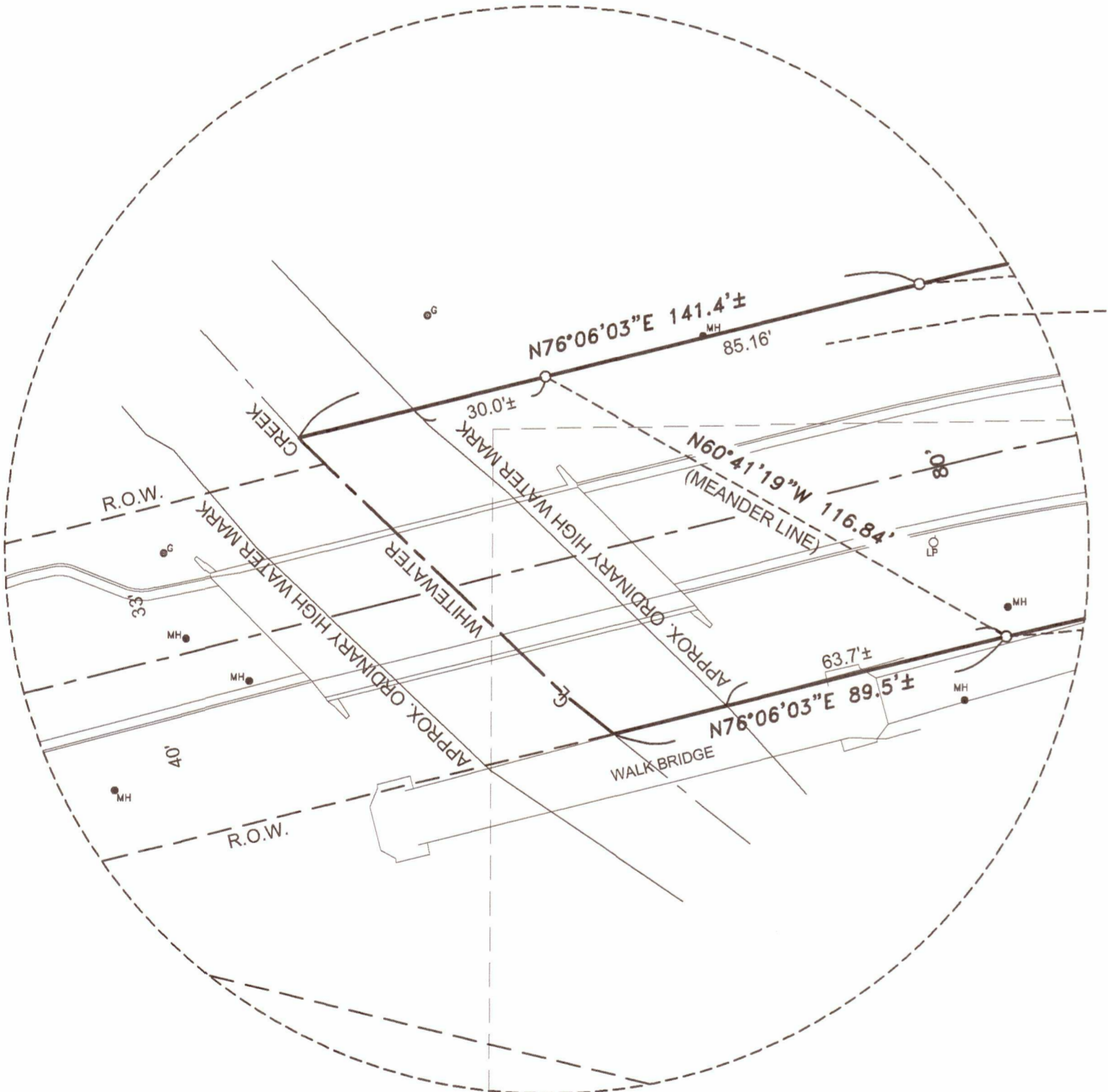


BEARING BASIS:
ALL BEARINGS REFER TO THE SOUTH LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF S89°00'57"W



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C11	455.00'	164.43'	163.54'	S79°00'30"W	20°42'22"
C12	545.00'	243.40'	241.38'	S81°26'58"W	25°35'17"
C13	461.06'	145.99'	145.39'	S85°10'19"W	18°08'34"
C14	541.06'	171.33'	170.61'	N85°10'19"E	18°08'34"
C15	465.00'	207.67'	205.95'	N81°26'58"E	25°35'17"
C16	535.00'	193.35'	192.29'	N79°00'30"E	20°42'23"

- LEGEND**
- 1 1/2" I.D. IRON PIPE FOUND
 - 3/4" IRON REBAR FOUND
 - 1" I.D. IRON PIPE FOUND
 - 3/4"x18" IRON REBAR (1,502 lbs/lin ft) SET
 - ⬢ SECTION CORNER FOUND AS NOTED
 - ▲ MAG NAIL SET
 - ▲ MAG NAIL FOUND
 - ▣ ELECTRIC VAULT
 - ▣ FIBER VAULT
 - ▣ LIGHT CONTROL PANEL
 - ⊕ LIGHT POLE
 - ⊗ FENCE AS NOTED
 - MH MANHOLE
 - PPU UTILITY POLE (APPARENT EASEMENT)
 - ST STORM INLET
 - ⊕ U/G GAS SIGN
 - ⊕ WATER VALVE
 - R.O.W. RIGHT OF WAY



SOUTHWEST SURVEYING & ASSOCIATES, Inc.
P.O. BOX K, PALMYRA, WI. 53156
262-495-4910
920-674-4884

I, John C. Kannard, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Section 84.095 of the Wisconsin Statutes and under the direction of the City of Whitewater, I have surveyed and mapped the Starin Road Right of Way Plat and that such plat correctly represents all exterior boundaries of the surveyed land to the best of my knowledge and belief.

John C. Kannard, Professional Land Surveyor, S-2248

City of Whitewater Plan Commission Approval this Starin Road Right of Way Plat approved by the City Plan Commission This _____ Day of _____, 2024.

Niel Hicks, City Council Rep _____ Heather Boehm, Clerk _____

City of Whitewater Clerk Approval this Starin Road Right of Way Plat approved by the City Clerk This _____ Day of _____, 2024.

Heather Boehm, Clerk _____

City of Whitewater City Council Approval this Starin Road Right of Way Plat approved by the City Council This _____ Day of _____, 2024.

John Weidl, City Manager _____ Heather Boehm, Clerk _____

SW CORNER, NE 1/4 CONCRETE MONUMENT W/BRASS CAP OF RECORD

SHEET 2 OF 2
DATE: JANUARY 11, 2024
JOB NO: W-220157



PARC Agenda Item

Meeting Date:	February 12, 2024
Agenda Item:	Starin Road Right of Way Plat
Staff Contact (name, email, phone):	Brad Marquardt, bmarguardt@whitewater-wi.gov , 262-473-0139

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

When the property was acquired to extend Starin Road from Whitewater Creek to Newcomb Street, it was all acquired as right of way. In order to define the true road right of way for Starin Road, a Right-of-Way Plat needs to be completed. Before you tonight are two items for consideration, a preliminary Right-of-Way Plat and the Final Right-of-Way Plat.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

There is no financial impact to approving the Right-of-Way Plat. However, once the right of way is defined, the remaining lots can be sold with the proceeds going to the Fire Department.

STAFF RECOMMENDATION

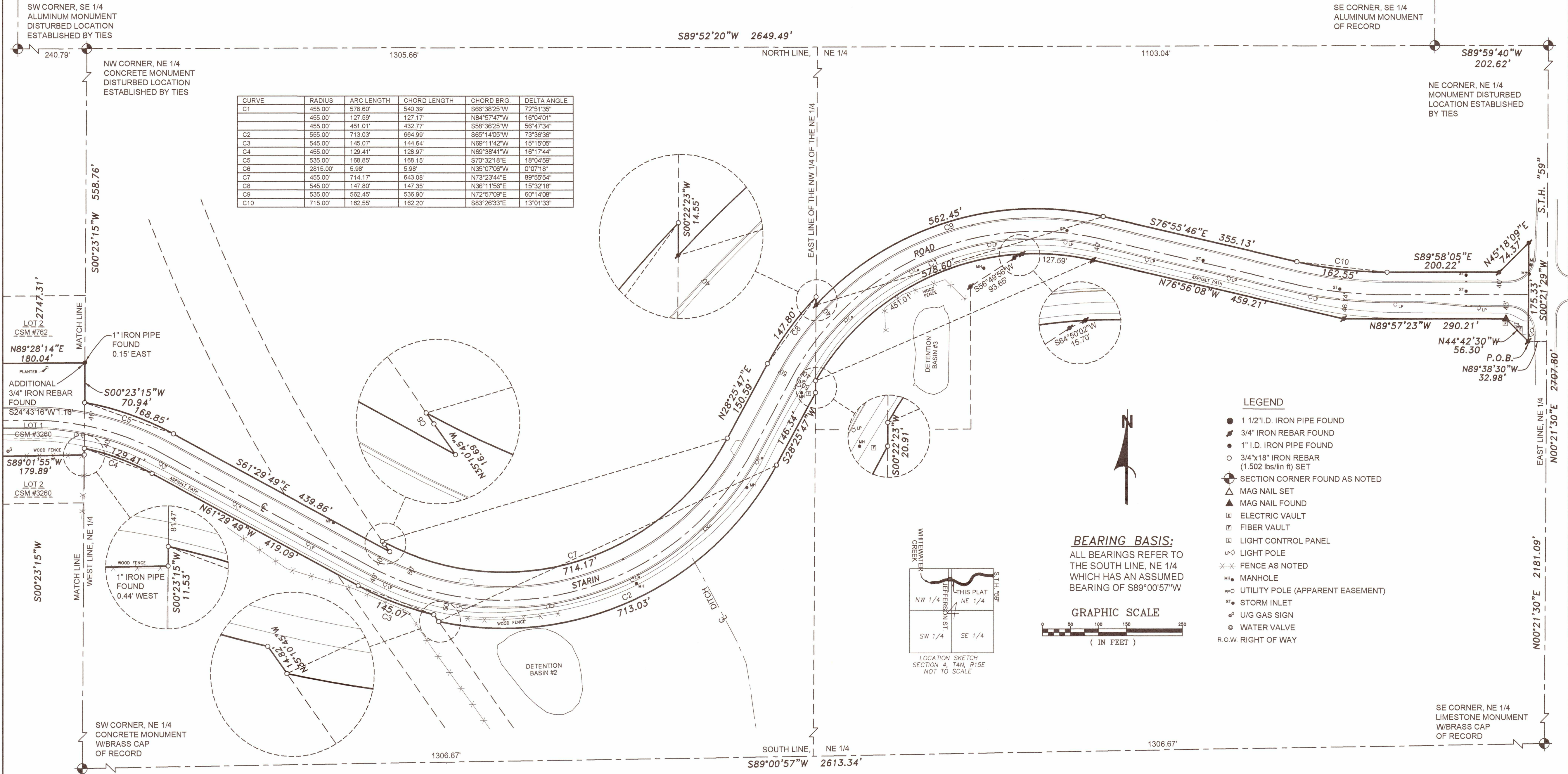
First recommendation is to approve the Preliminary Starin Road Right-of-Way Plat.

The second recommendation is to approve the Final Starin Road Right-of-Way Plat and forward to Council.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

1. Starin Road Right-of-Way Plat

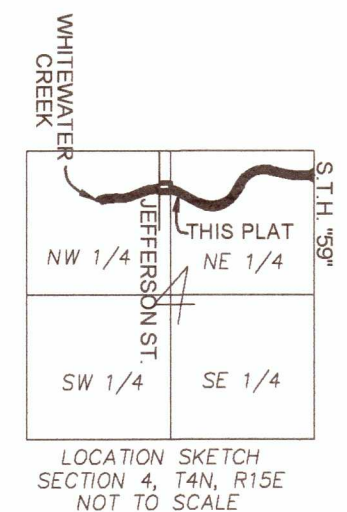
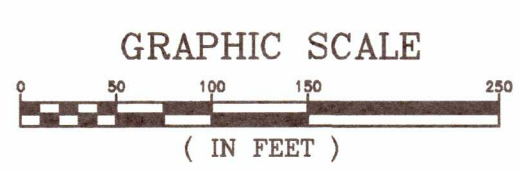
STARIN ROAD RIGHT OF WAY PLAT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	455.00'	578.60'	540.39'	S66°38'25"W	72°51'35"
	455.00'	127.59'	127.17'	N84°57'47"W	16°04'01"
	455.00'	451.01'	432.77'	S58°36'25"W	56°47'34"
C2	555.00'	713.03'	664.99'	S65°14'05"W	73°36'36"
C3	545.00'	145.07'	144.84'	N69°11'42"W	15°19'05"
C4	455.00'	129.41'	128.97'	N69°38'41"W	18°17'44"
C5	535.00'	168.85'	168.15'	S70°32'18"E	18°04'59"
C6	2815.00'	5.98'	5.98'	N36°07'06"W	0°07'18"
C7	455.00'	714.17'	643.08'	N73°23'44"E	89°55'54"
C8	545.00'	147.80'	147.35'	N36°11'56"E	15°32'18"
C9	535.00'	562.45'	536.90'	N72°57'09"E	60°14'08"
C10	715.00'	162.55'	162.20'	S83°26'33"E	13°01'33"

- LEGEND**
- 1 1/2" I.D. IRON PIPE FOUND
 - 3/4" IRON REBAR FOUND
 - 1" I.D. IRON PIPE FOUND
 - 3/4"x18" IRON REBAR (1.502 lbs/lin ft) SET
 - ⊙ SECTION CORNER FOUND AS NOTED
 - △ MAG NAIL SET
 - ▲ MAG NAIL FOUND
 - ⊞ ELECTRIC VAULT
 - ⊞ FIBER VAULT
 - ⊞ LIGHT CONTROL PANEL
 - ⊞ LIGHT POLE
 - ✕ FENCE AS NOTED
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 - ⊞ STORM INLET
 - ⊞ U/G GAS SIGN
 - ⊞ WATER VALVE
 - R.O.W. RIGHT OF WAY

BEARING BASIS:
ALL BEARINGS REFER TO THE SOUTH LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF S89°00'57"W



Notes:
1) Coordinates are referenced to the Wisconsin County Coordinate System, Walworth County, NAD 83/91 Adjustment.



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SHEET 1 OF 2
DATE: JANUARY 11, 2024
JOB NO: W-220157

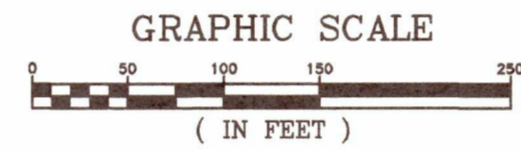
STARIN ROAD RIGHT OF WAY PLAT

Description: Being a part of the NW 1/4 and NE 1/4 of the Fractional NE 1/4 and a part of the NW 1/4 and NE 1/4 of the Fractional NW 1/4, all in Section 4, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Limestone Monument with Brass Cap that marks the Southeast corner of the NE 1/4 of said Section 4; Thence N00°21'30"E, along the East line of said NE 1/4, a distance of 2181.09 feet; Thence N89°38'30"W, a distance of 32.98 feet, to a Found 3/4" Rebar that marks the POINT OF BEGINNING of the Right of Way to be described; Thence N44°42'30"W, a distance of 56.30 feet, to a Found Mag Nail; Thence N89°57'23"W, a distance of 290.21 feet, to a Found 3/4" Rebar; Thence N76°56'08"W, a distance of 459.21 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 72°51'35", a chord length of 540.39 feet, and a chord bearing of S66°38'25"W; Thence Southwesterly along the arc of said curve, a distance of 578.60 feet, to the East line of the NW 1/4 of said NE 1/4 and to a Set 3/4"x18" Iron Rebar(Set 3/4" Rebar); Thence S00°22'23"W, along said East line, a distance of 20.91 feet, to a Set 3/4" Rebar; Thence S28°25'47"W, a distance of 146.34 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 545.00 feet, a delta angle of 73°36'36", a chord length of 664.99 feet, and a chord bearing of S65°14'05"W; Thence Southwesterly along the arc of said curve, a distance of 713.03 feet, to a Set 3/4" Rebar; Thence N35°10'45"W, a distance of 14.82 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 545.00 feet, a delta angle of 15°15'05", a chord length of 144.84 feet, and a chord bearing of N69°11'42"W; Thence Northwesterly along the arc of said curve, a distance of 145.07 feet, to a Set 3/4" Rebar; Thence N61°29'49"W, a distance of 419.09 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 16°17'44", a chord length of 128.97 feet, and a chord bearing of N69°38'41"W; Thence Northwesterly along the arc of said curve, a distance of 129.41 feet, to the West line of said NE 1/4 and to a Set 3/4" Rebar; Thence S00°23'15"W, along said West line, a distance of 11.53 feet, to the South line of Lot 1 of Certified Survey Map No. 3260, and to a Set 3/4" Rebar; Thence S89°01'55"W, along said South line, a distance of 179.89 feet, to the Easterly Right of Way line of Jefferson Street and a Set 3/4" Rebar; Thence N80°34'30"W, a distance of 60.76 feet, to the Westerly Right of Way line of said Jefferson Street; Thence N45°12'57"W, a distance of 17.78 feet, to a Set 3/4" Rebar; Thence S89°21'42"W, a distance of 56.44 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 20°42'22", a chord length of 163.54 feet, and a chord bearing of S79°00'30"W; Thence Southwesterly along the arc of said curve, a distance of 164.43 feet, to a Set 3/4" Rebar; Thence S68°39'18"W, a distance of 266.97 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 545.00 feet, a delta angle of 25°35'17", a chord length of 241.38 feet, and a chord bearing of S81°26'58"W; Thence Southwesterly along the arc of said curve, a distance of 243.40 feet, to a Set 3/4" Rebar; Thence N85°45'24"W, a distance of 72.17 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 461.06 feet, a delta angle of 18°08'34", a chord length of 145.39 feet, and a chord bearing of S85°10'19"W; Thence Southwesterly along the arc of said curve, a distance of 145.99 feet, to a Set 3/4" Rebar and to a Meander line, being N76°06'03"E 63.7 feet, more or less, from the Easterly bank of Whitewater Creek; Thence N60°41'19"W, along said Meander Line, a distance of 116.84 feet, to a Set 3/4" Rebar, being N76°06'03"E 30.0 feet, more or less, from said Easterly bank; Thence N76°06'03"E, a distance of 85.16 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 541.06 feet, a delta angle of 18°08'34", a chord length of 170.61 feet, and a chord bearing of N85°10'19"E; Thence Northeasterly along the arc of said curve, a distance of 171.33 feet, to a Set 3/4" Rebar; Thence S85°45'24"E, a distance of 207.67 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 465.00 feet, a delta angle of 25°35'17", a chord length of 205.95 feet, and a chord bearing of N81°26'58"E; Thence Northeasterly along the arc of said curve, a distance of 207.67 feet, to a Set 3/4" Rebar; Thence N68°39'18"E, a distance of 266.97 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 535.00 feet, a delta angle of 20°42'23", a chord length of 192.29 feet, and a chord bearing of N79°00'30"E; Thence Northeasterly along the arc of said curve, a distance of 193.35 feet, to a Set 3/4" Rebar; Thence N89°21'42"E, a distance of 47.62 feet, to a Set 3/4" Rebar; Thence N44°47'03"E, a distance of 32.63 feet, to the Westerly Right of Way line of Jefferson Street, and to a Set Mag Nail; Thence N56°33'34"E, a distance of 72.17 feet, to a Found 1 1/2" Iron Pipe that marks the Easterly Right of Way line of said Jefferson Street, and the Southerly line of Lot 2 of Certified Survey Map No. 762; Thence N89°28'14"E, along said Southerly line, a distance of 180.04 feet, to the West line of said NE 1/4; Thence S00°23'15"W, along said West line, a distance of 70.94 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 2815.00 feet, a delta angle of 00°07'18", a chord length of 168.15 feet, and a chord bearing of S70°32'18"E; Thence Southeastly along the arc of said curve, a distance of 168.85 feet, to a Set 3/4" Rebar; Thence S61°29'49"E, a distance of 439.86 feet, to a Set 3/4" Rebar; Thence N35°10'45"W, a distance of 16.69 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 455.00 feet, a delta angle of 89°55'54", a chord length of 643.08 feet, and a chord bearing of N73°23'44"E; Thence Northeasterly along the arc of said curve, a distance of 714.17 feet, to a Set 3/4" Rebar; Thence N28°25'47"E, a distance of 150.59 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 545.00 feet, a delta angle of 15°32'18", a chord length of 147.35 feet, and a chord bearing of N36°11'56"E; Thence Northeasterly along the arc of said curve, a distance of 147.80 feet, to the East line of the NW 1/4 of said NE 1/4 and to a Set 3/4" Rebar; Thence S00°22'23"W, along said East line, a distance of 14.55 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having its center point in the Southerly direction, a radius of 535.00 feet, a delta angle of 60°14'08", a chord length of 536.90 feet, and a chord bearing of N72°57'09"E; Thence Northeasterly along the arc of said curve, a distance of 562.45 feet, to a Set 3/4" Rebar; Thence S76°55'46"E, a distance of 355.13 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having its center point in the Northerly direction, a radius of 715.00 feet, a delta angle of 13°01'33", a chord length of 162.20 feet, and a chord bearing of S83°26'33"E; Thence Southeastly along the arc of said curve, a distance of 162.55 feet, to a Set 3/4" Rebar; Thence S89°58'05"E, a distance of 200.22 feet, to a Found 3/4" Rebar; Thence N45°18'09"E, a distance of 74.37 feet, to a Found 3/4" Rebar; Thence S00°21'29"W, a distance of 175.33 feet, to the POINT OF BEGINNING, included all lands lying in-between said Meander line and the Center Line of Whitewater Creek containing 382,531 Square Feet or 8.782 Acres of land, more or less

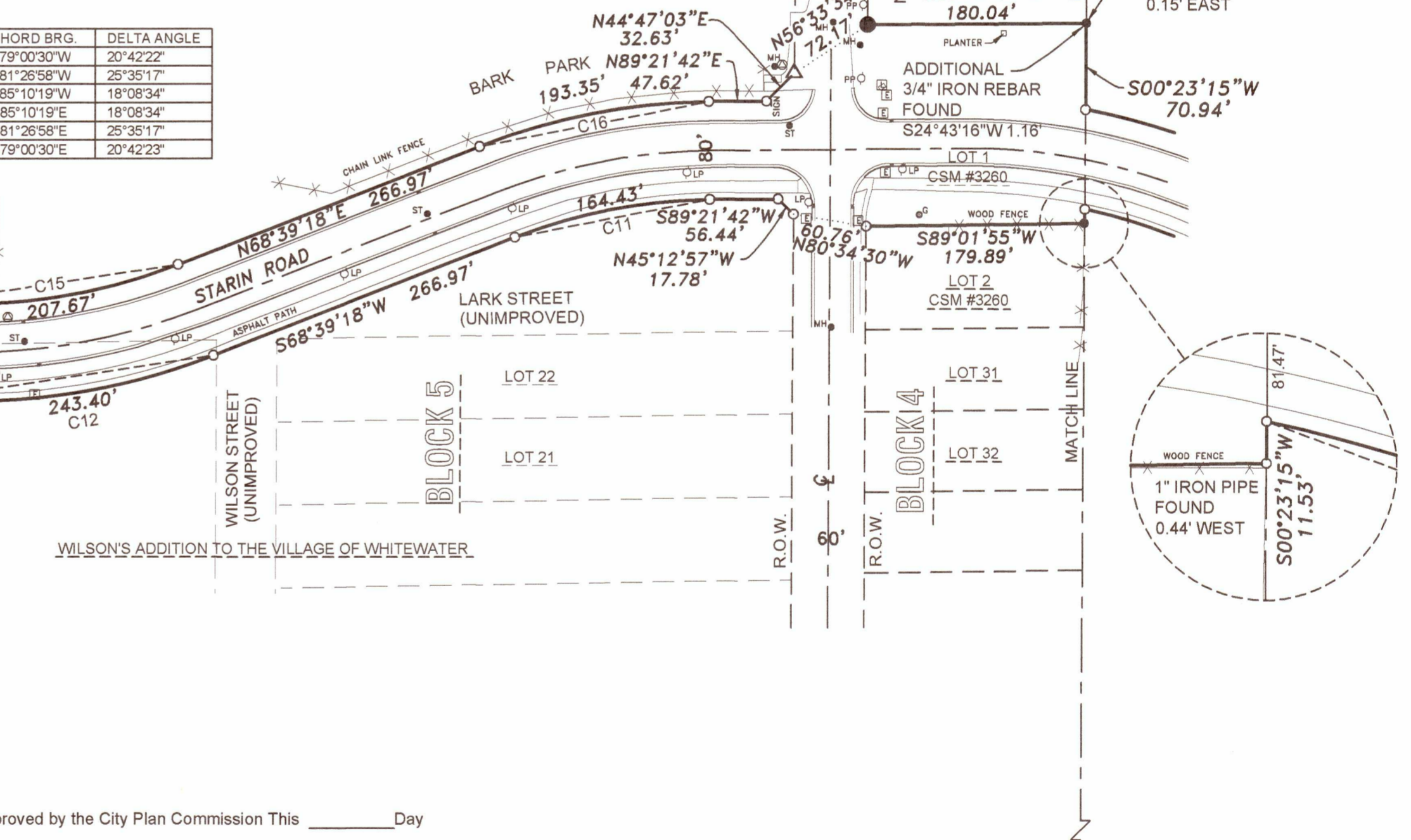
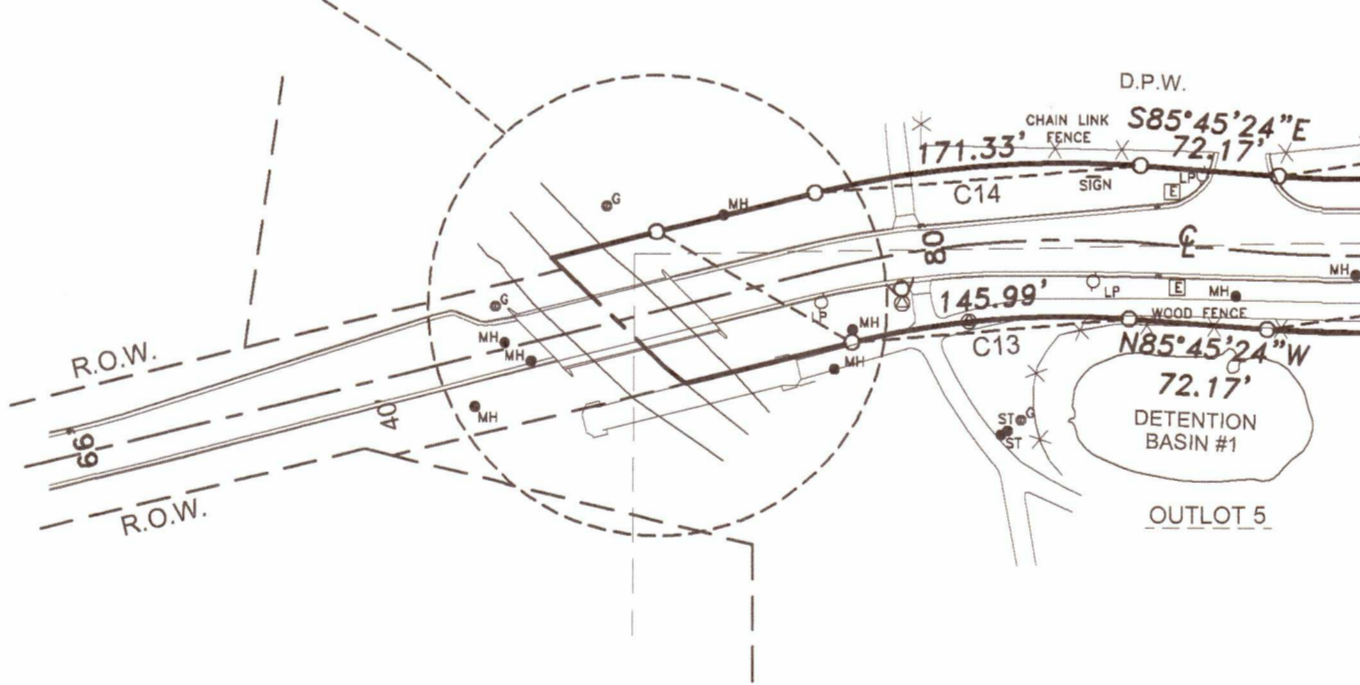
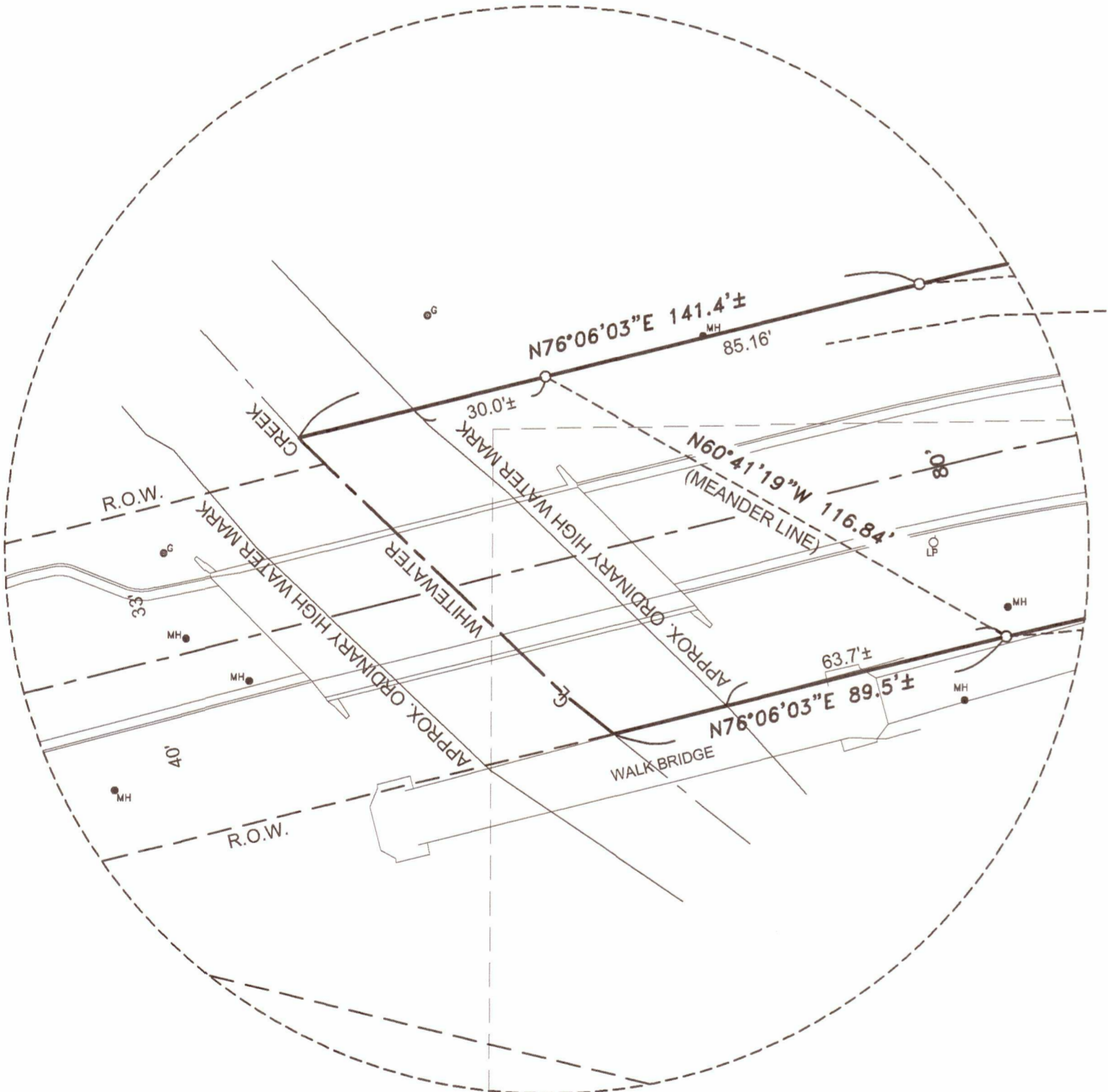


BEARING BASIS:
ALL BEARINGS REFER TO THE SOUTH LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF S89°00'57"W



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- LEGEND**
- 1 1/2" I.D. IRON PIPE FOUND
 - 3/4" IRON REBAR FOUND
 - 1" I.D. IRON PIPE FOUND
 - 3/4"x18" IRON REBAR (1.502 lbs/lin ft) SET
 - ◆ SECTION CORNER FOUND AS NOTED
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 - ⊙ WATER VALVE
 - R.O.W. RIGHT OF WAY



SOUTHWEST SURVEYING & ASSOCIATES, Inc.
P.O. BOX K, PALMYRA, WI. 53156
262-495-4910
920-674-4884

I, John C. Kannard, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Section 84.095 of the Wisconsin Statutes and under the direction of the City of Whitewater, I have surveyed and mapped the Starin Road Right of Way Plat and that such plat correctly represents all exterior boundaries of the surveyed land to the best of my knowledge and belief.

John C. Kannard
John C. Kannard, Professional Land Surveyor, S-2248

City of Whitewater Plan Commission Approval this Starin Road Right of Way Plat approved by the City Plan Commission This _____ Day of _____, 2024.

Niel Hicks, City Council Rep _____ Heather Boehm, Clerk _____

City of Whitewater Clerk Approval this Starin Road Right of Way Plat approved by the City Clerk This _____ Day of _____, 2024.

Heather Boehm, Clerk _____

City of Whitewater City Council Approval this Starin Road Right of Way Plat approved by the City Council This _____ Day of _____, 2024.

John Weidl, City Manager _____ Heather Boehm, Clerk _____

SW CORNER, NE 1/4
CONCRETE MONUMENT
W/BRASS CAP
OF RECORD

SHEET 2 OF 2
DATE: JANUARY 11, 2024
JOB NO: W-220157



PARC Agenda Item

Meeting Date:	February 12, 2024
Agenda Item:	Starin Road CSM
Staff Contact (name, email, phone):	Brad Marquardt, bmarguardt@whitewater-wi.gov , 262-473-0139

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

When the property was acquired to extend Starin Road from Whitewater Creek to Newcomb Street, it was all acquired as right of way. In order to define the true road right of way for Starin Road, a Right-of-Way Plat needs to be completed. The CSM before you tonight defines the remaining area outside the Starin Road right of way into Lots 1, 2 and 3 and an Outlot 1. Since all the land was originally acquired as right of way, a correction affidavit will be submitted stipulating that the City did not intend to use or dedicated all of the land for public road purposes but rather the actual public road portion has been dedicated via a right of way plat and the remainder of said land was not dedicated for public road purposes and is not intended to be used for public road purposes.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

There is no financial impact to approving the CSM. However, once the right of way is defined, the remaining lots can be sold with the proceeds going to the Fire Department.

STAFF RECOMMENDATION

The CSM refers to a water main easement that is described by another document. The easement document will be approved by council at a future meeting. Therefore, staff’s recommendation is to approve the CSM contingent upon the water main easement being approved by council.

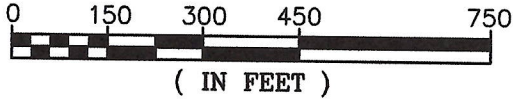
ATTACHMENT(S) INCLUDED
(If none, state N/A)

1. Starin Road Certified Survey Map

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE 1/4 OF SECTION 4, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

GRAPHIC SCALE



BEARING BASIS:

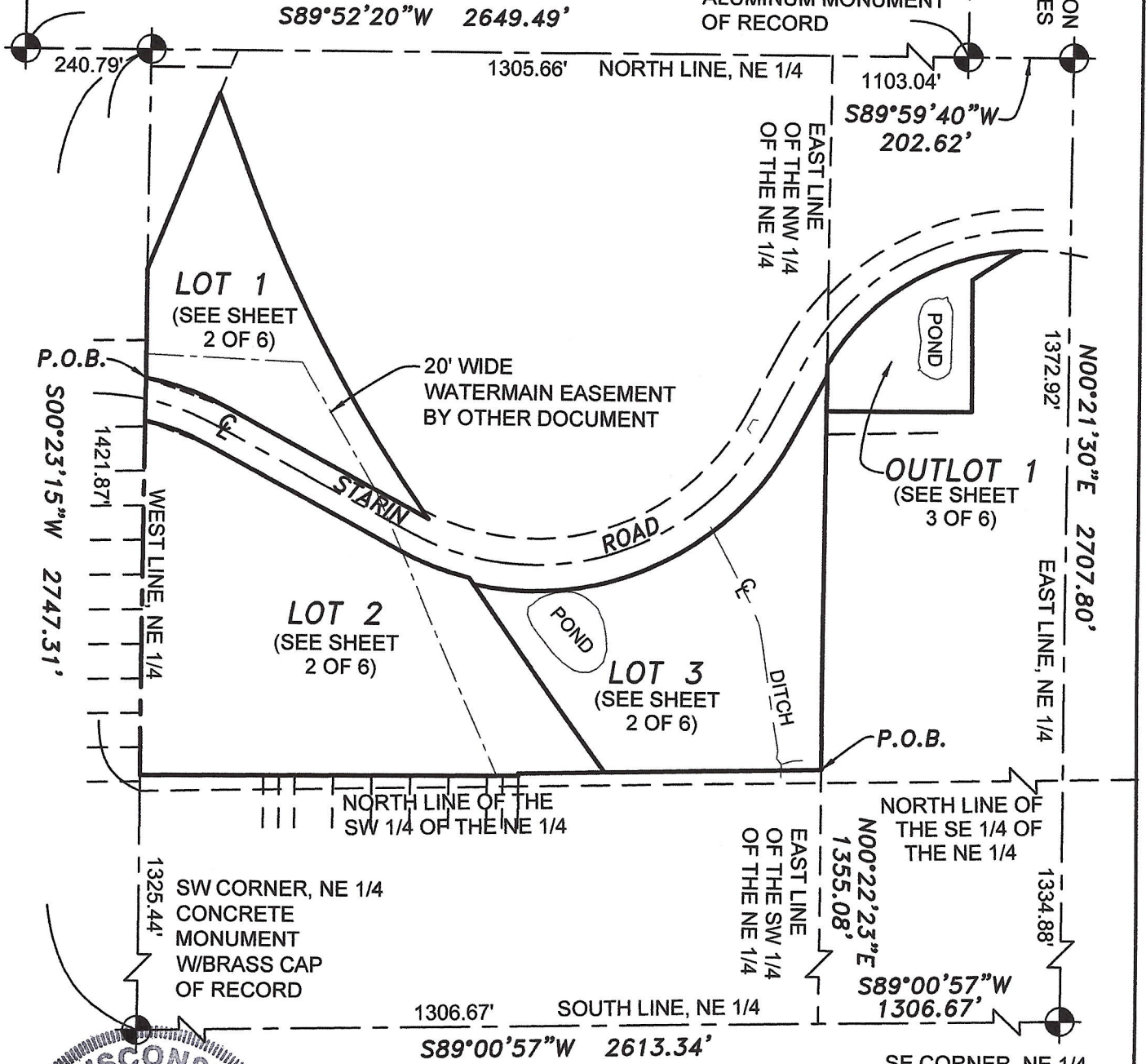
ALL BEARINGS REFER TO THE SOUTH LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF S89°00'57"W

SW CORNER, SE 1/4 ALUMINUM MONUMENT DISTURBED LOCATION ESTABLISHED BY TIES

NW CORNER, NE 1/4 CONCRETE MONUMENT DISTURBED LOCATION ESTABLISHED BY TIES

SE CORNER, SE 1/4 ALUMINUM MONUMENT OF RECORD

NE CORNER, NE 1/4 MONUMENT DISTURBED LOCATION ESTABLISHED BY TIES



LEGEND
SECTION CORNER FOUND AS NOTED

SOUTHWEST
SURVEYING & ASSOCIATES, Inc.

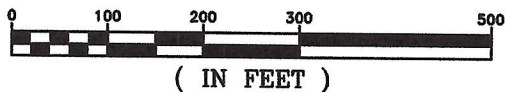
P.O. BOX K, PALMYRA, WI. 53156
262-495-4910
920-674-4884

JOB No.: W-220157
DATE: JANUARY 12, 2024
SHEET 1 OF 6

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE 1/4 OF SECTION 4, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

GRAPHIC SCALE

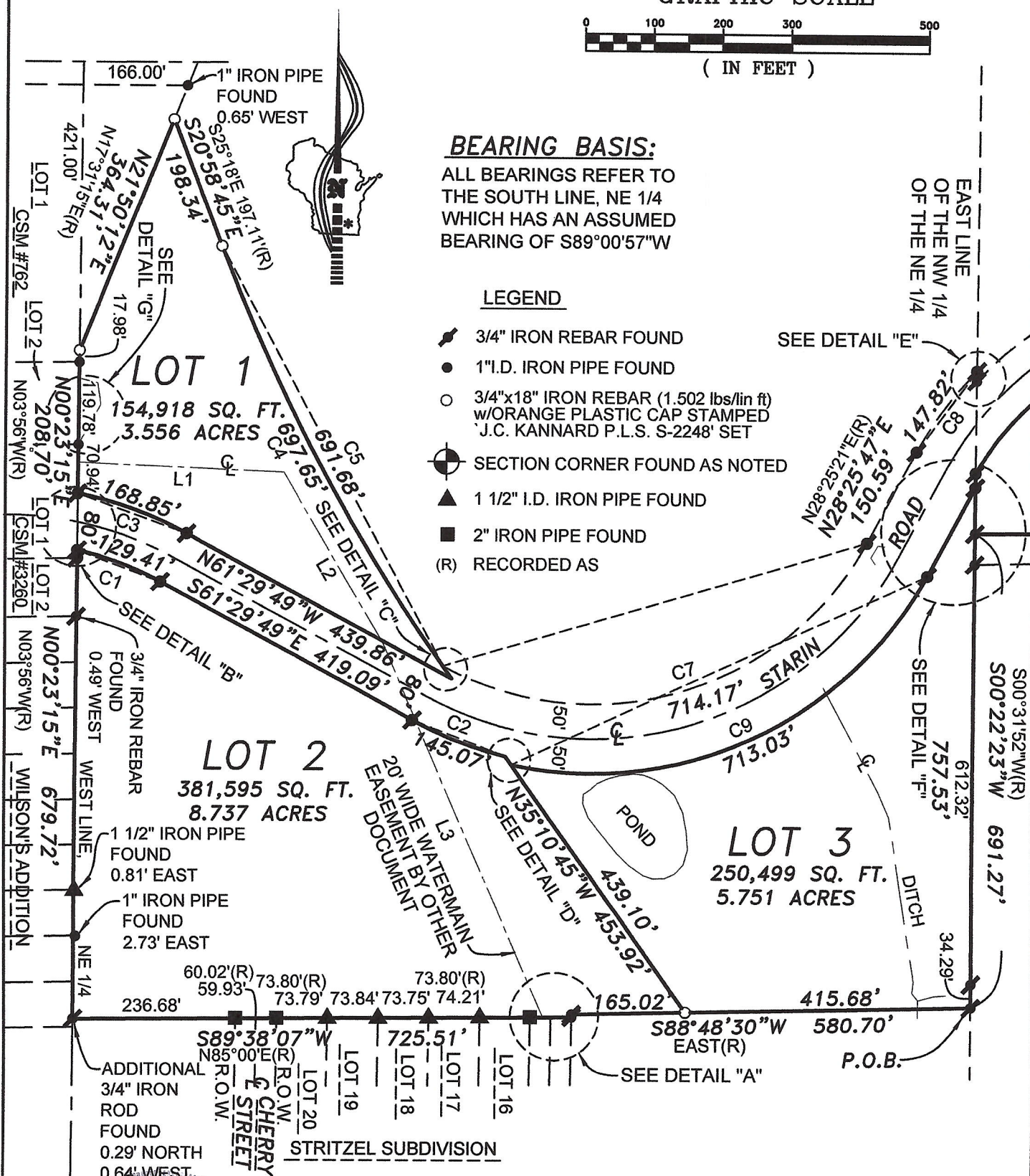


BEARING BASIS:

ALL BEARINGS REFER TO THE SOUTH LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF S89°00'57"W

LEGEND

- 3/4" IRON REBAR FOUND
- 1" I.D. IRON PIPE FOUND
- 3/4"x18" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248' SET
- SECTION CORNER FOUND AS NOTED
- 1 1/2" I.D. IRON PIPE FOUND
- 2" IRON PIPE FOUND
- (R) RECORDED AS



LINE	BEARING	DISTANCE
L1	S87°38'27"E	300.00'
L2	S30°21'56"E	285.86'
L3	S23°21'47"E	591.35'



SOUTHWEST
SURVEYING & ASSOCIATES, Inc.

P.O. BOX K, PALMYRA, WI. 53156
262-495-4910
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JOB No.: W-220157
DATE: JANUARY 12, 2024
SHEET 2 OF 6

CERTIFIED SURVEY MAP No. _____

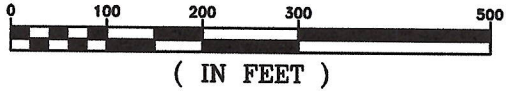
BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE 1/4 OF SECTION 4,
T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



BEARING BASIS:

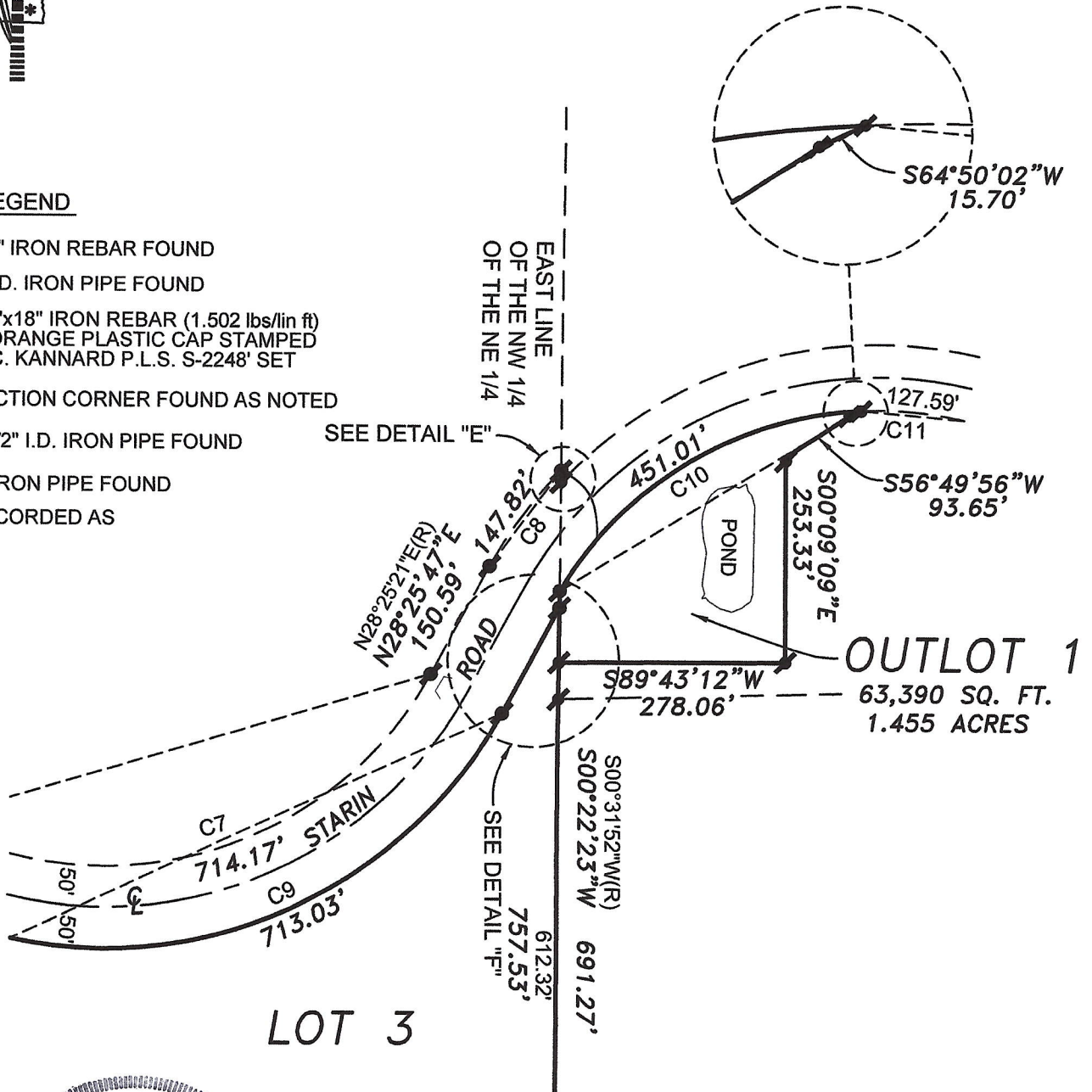
ALL BEARINGS REFER TO
THE SOUTH LINE, NE 1/4
WHICH HAS AN ASSUMED
BEARING OF S89°00'57"W

GRAPHIC SCALE



LEGEND

- 3/4" IRON REBAR FOUND
- 1" I.D. IRON PIPE FOUND
- 3/4"x18" IRON REBAR (1,502 lbs/lin ft)
w/ORANGE PLASTIC CAP STAMPED
'J.C. KANNARD P.L.S. S-2248' SET
- SECTION CORNER FOUND AS NOTED
- 1 1/2" I.D. IRON PIPE FOUND
- 2" IRON PIPE FOUND
- (R) RECORDED AS



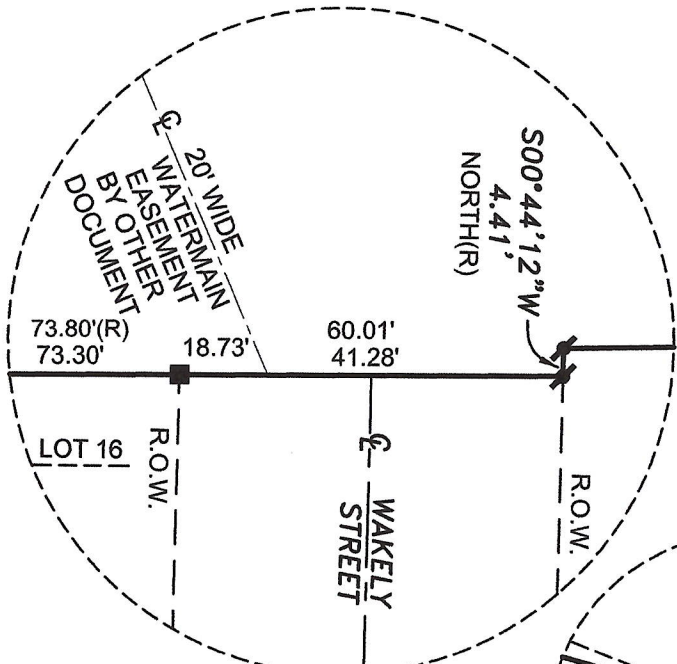
SOUTHWEST
SURVEYING & ASSOCIATES, Inc.

P.O. BOX K, PALMYRA, WI. 53156
262-495-4910
920-674-4884

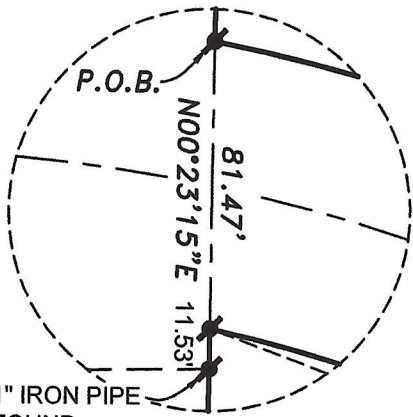
JOB No.: W-220157
DATE: JANUARY 12, 2024
SHEET 3 OF 6

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE 1/4 OF SECTION 4, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



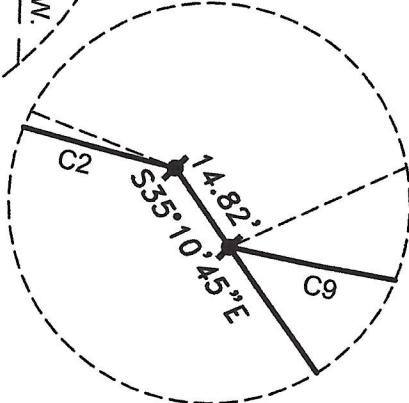
DETAIL "A"
NOT TO SCALE



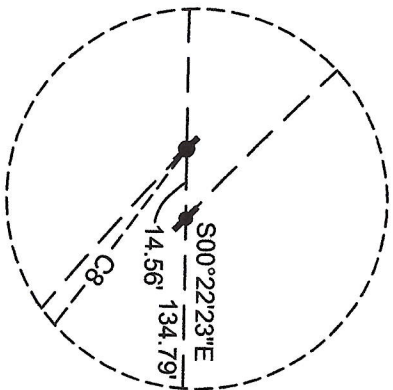
1" IRON PIPE FOUND
0.44' WEST
DETAIL "B"
NOT TO SCALE



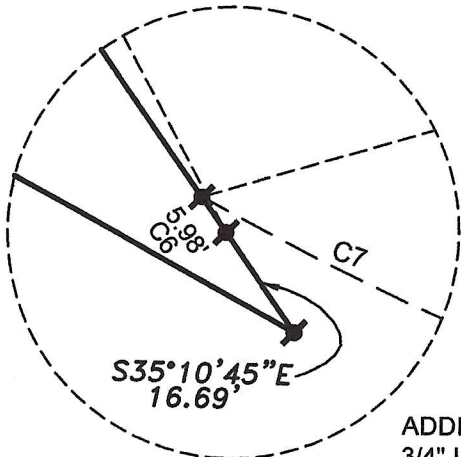
BEARING BASIS:
ALL BEARINGS REFER TO THE SOUTH LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF S89°00'57"W



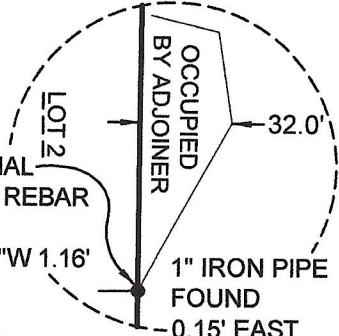
DETAIL "D"
NOT TO SCALE



DETAIL "E"
NOT TO SCALE



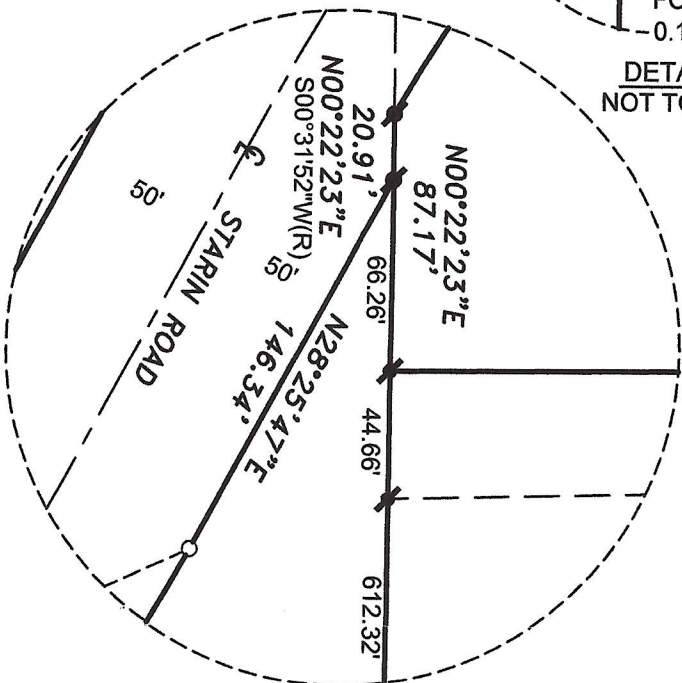
DETAIL "C"
NOT TO SCALE



DETAIL "G"
NOT TO SCALE

LEGEND

- ⚡ 3/4" IRON REBAR FOUND
- 1" I.D. IRON PIPE FOUND
- 3/4"x18" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248' SET
- ⊙ SECTION CORNER FOUND AS NOTED
- ▲ 1 1/2" I.D. IRON PIPE FOUND
- 2" IRON PIPE FOUND
- (R) RECORDED AS



DETAIL "F"
NOT TO SCALE



[Handwritten Signature]

JOB No.: W-220157
DATE: JANUARY 12, 2024
SHEET 4 OF 6

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE 1/4 OF SECTION 4, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	455.00'	129.41'	128.97'	S69°38'41"E	16°17'44"
C2	545.00'	145.07'	144.64'	S69°11'42"E	15°15'05"
C3	535.00'	168.85'	168.15'	N70°32'18"W	18°04'59"
C4 WHOLE	2815.00'	697.65'	695.87'	S28°04'45"E	14°12'00"
C4(R)		697.55'		S32°24"E	
C5	2815.00'	691.68'	689.94'	S28°01'06"E	14°04'41"
C6	2815.00'	5.98'	5.98'	S35°07'06"E	00°07'18"
C7	455.00'	714.17'	643.08'	N73°23'44"E	89°55'54"
C7(R)			643.88'	N73°37'33"E	
C8	545.00'	147.82'	147.36'	N36°11'59"E	15°32'23"
C8(R)		147.83'	147.38'	N36°21'36"E	
C9	555.00'	713.03'	664.99'	N65°14'05"E	73°36'36"
C10	455.00'	451.01'	432.77'	N58°36'25"E	56°47'34"
C11	455.00'	127.59'	127.17'	S84°57'47"E	16°04'01"

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

That I have surveyed, divided, mapped this Certified Survey Map being a part of the NW 1/4 and NE 1/4 of the Fractional NE 1/4 of Section 4, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, bounded and described as follows:

Lot 1

Commencing at the Limestone Monument with Brass Cap that marks the Southeast corner of the NE 1/4 of said Section 4; Thence S89°00'57"W, along the South line of said NE 1/4, a distance of 1306.67 feet, to the East line of the SW 1/4 of said NE 1/4; Thence N00°22'23"E, along said East line and the East line of the NW 1/4 of said NE 1/4, a distance of 1355.08 feet, to a Found 3/4" Iron Rebar that marks Southeast corner of lands described in Document No. 1074425; Thence S88°48'30"W, along the South line of said Document No. 1074425, a distance of 580.70 feet, to a Found 3/4" Iron Rebar; Thence S00°44'12"W, along said South line, a distance of 4.41 feet, to a Found 3/4" Rebar; Thence S89°38'07"W, along said South line, a distance of 725.51 feet, to a Found 3/4" Rebar and the West line of said NE 1/4; Thence N00°23'15"E, along said West line, a distance of 679.72 feet to a Found 3/4" Rebar; Thence continue N00°23'15"E, along said West line, a distance of 81.47 feet, to the Northerly Right of Way(R.O.W.) line of Starin Road and to a Found 3/4" Rebar, and the POINT OF BEGINNING of the lands to be described; Thence continue N00°23'15"E, along said West line, a distance of 208.70 feet, a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar); Thence N21°50'12"E, a distance of 364.31 feet, to a Set 3/4" Rebar; Thence S20°58'45"E, a distance of 198.34 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having it's center point in the Easterly direction, a radius of 2815.00 feet, a delta angle of 14°12'00", a chord length of 695.87 feet, and a chord bearing of S28°04'45"E; Thence Southeasterly along the arc of said curve, a distance of 697.65 feet, to a Found 3/4" Rebar; Thence S35°10'45"E, a distance of 16.69 feet, to a Found 3/4" Rebar on said Northerly R.O.W. line; Thence N61°29'49"W, along said Northerly R.O.W. line, a distance of 439.86 feet, to a Found 3/4" Rebar that marks a point of curvature; said curve having it's center point in the Southerly direction, a radius of 535.00 feet, delta angel of 18°04'59", a chord length of 168.15 feet, and a chord bearing of N70°32'18"W; Thence Northwesterly along the arc of said curve, a distance of 168.85 feet, to the POINT OF BEGINNING, containing 154,918 square feet or 3.556 Acres of land, more or less.



Date: January 12, 2024

CERTIFIED SURVEY MAP No. _____

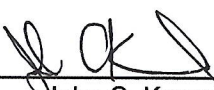
BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE1/4 OF SECTION 4,
T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

Lots 2, 3, and Outlot 1

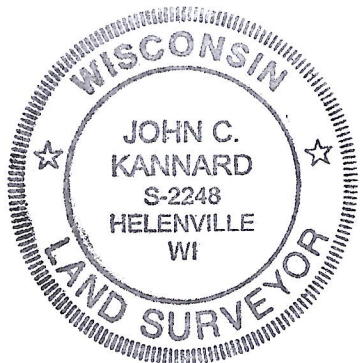
Commencing at the Limestone Monument with Brass Cap that marks the Southeast corner of the NE 1/4 of said Section 4; Thence S89°00'57"W, along the South line of said NE 1/4, a distance of 1306.67 feet, to the East line of the SW 1/4 of said NE 1/4; Thence N00°22'23"E, along said East line and the East line of the NW 1/4 of said NE 1/4, a distance of 1355.08 feet, to a Found 3/4" Iron Rebar that marks Southeast corner of lands described in Document No. 1074425 and the POINT OF BEGINNING of the lands to be described; Thence S88°48'30"W, along the South line of said Document No. 1074425, a distance of 580.70 feet, to a Found 3/4" Iron Rebar; Thence S00°44'12"W, along said South line, a distance of 4.41 feet, to a Found 3/4" Rebar; Thence S89°38'07"W, along said South line, a distance of 725.51 feet, to a Found 3/4" Rebar and the West line of said NE 1/4; Thence N00°23'15"E, along said West line, a distance of 679.72 feet, to a Found 3/4" Rebar that marks a curve in the Southerly Right of Way(R.O.W.) line of Starin Road, said curve having it's center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 16°17'44", a chord length of 128.97 feet, and a chord bearing of S69°11'42"E ; Thence Southeasterly along the arc of said curve, a distance of 129.41 feet, to a Found 3/4" Rebar; Thence S61°29'49"E, along said Southerly R.O.W. line, a distance of 419.09 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having it's center point in the Northerly direction, a radius of 545.00 feet, a delta angle of 15°15'05", a chord length of 144.64 feet, a chord bearing of S69°11'42"E; Thence Southeasterly along the arc of said curve, a distance of 145.07 feet, to a Found 3/4" Rebar that marks an angle point; Thence S35°10'45"E, a distance of 14.82 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having it's center point in the Northerly direction, a radius of 555.00 feet, a delta angle of 73°36'36", a chord length of 664.99 feet, and a chord bearing N65°14'05"E; Thence Northeasterly along the arc of said curve, a distance of 713.03 feet, to a Found 3/4" Rebar; Thence N28°25'47"E, along said Southerly R.O.W. line, a distance of 146.34 feet, to a Found 3/4" Rebar; Thence N00°22'23"E, a distance of 20.91 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having it's center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 56°47'34", a chord length of 432.77 feet, and a chord bearing of N58°36'25"E; Thence Northeasterly along the arc of said curve, a distance of 451.01 feet, to a Found 3/4" Rebar; Thence S64°50'02"W, a distance of 15.70 feet, to a Found 3/4" Rebar; Thence S56°49'56"W, a distance of 93.65 feet, to a Found 3/4" Rebar; Thence S00°09'09"E, a distance of 253.33 feet, to a Found 3/4" Rebar; Thence S89°43'12"W, a distance of 278.06 feet, to the East line of the NW 1/4 of said NE 1/4 and to a Found 3/4" Rebar; Thence S00°22'23"W, a distance of 691.27, to the POINT OF BEGINNING containing 695,486 square feet or 15.966 acres of land, more or less.

I further certify that I have made this survey and map under the direction of the City of Whitewater, owner of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes in surveying and mapping same.

Certified this 12th day of January, 2024



John C. Kannard, P.L.S. 2248



CITY OF WHITEWATER APPROVAL:

This Certified Survey Map is hereby approved by the City of Whitewater Common Council.

Dated this ____ day of _____, 2024

Michele Smith, City Clerk