



Board of Zoning Appeals Meeting

Whitewater Municipal Building Council Chambers,
312 West Whitewater St., Whitewater, WI 53190 In
Person and Virtual

Thursday, October 10, 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 click the link below to join the webinar:

<https://us06web.zoom.us/j/89750564686?pwd=usYaEI0y1vVo2TD5rEx0CnaD7J4NCy.1>

Telephone: +1 (312) 626-6799 US (Chicago) (Houston)

Webinar ID: 897 5056 4686

Passcode: 522546

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

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

[Approval](#) of Minutes from May 23, 2024.

SECRETARY PRESENTS CASE TO BE HEARD

- 1.** Applicant: Tammy Aprahamian
Property Location: 187 W Main St
Applicable Code: 19.30.030(g) A ground floor residence is prohibited.
Variance Requested: To allow a first-floor apartment in a B2 Central Business District.
Reason for Request: To allow for continue remodeling of the Bowers House.

PRESENTATIONS

2. Board presentation of hearing procedures.
3. Applicant Presentation requesting Variance.
4. Statement by Neighborhood Services Director.
5. Public Comment and Input.
6. Written input presented.
7. Applicant response to statements.
8. Board deliberations of case (Open Session).
9. Board action on request, including findings regarding variance request.

ADJOURN

A written decision will be issued at a later date.

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.



Board of Zoning Appeals Meeting

Cravath Lakefront room 2nd floor , 312 West
Whitewater St., Whitewater, WI 53190 *In Person
and Virtual

Thursday, May 23, 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.

Board of Zoning Appeals

May 23, 2024, 6:00 – 7:00 PM (America/Chicago)

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

<https://meet.goto.com/292546989>

You can also dial in using your phone.

Access Code: 292-546-989

United States: +1 (571) 317-3122

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

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

Call to order at 6:10pm.

Roll Call

PRESENT

Vice Chair Person Sherry Stanek

Patrick Taylor

Chair Person John Nelson

Bev Stone

ABSENT

Justin Wesoleck

STAFF PRESENT

Llana Dostie - Neighborhood Services Admin Asst
Tiffany Albright - Deputy Clerk

APPROVAL OF AGENDA

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

APPROVAL OF JANUARY 25, 2024 MINUTES

1. Approval of January 25, 2024 Minutes.

Board member Stone pointed out there was an error in the January 25, 2024 meeting minutes. Relative Code was changed to 19.21.060 and the Yard Requirements was changed to 15 feet for the side yard. Motion was passed with these changes.

Motion made by Stone, Seconded by Taylor.

Voting Yea: Vice Chair Person Stanek, Taylor, Chair Person Nelson, Stone

ELECTIONS OF CHAIRPERSON AND VICE-CHAIRPERSON

ELECTIONS OF CHAIRPERSON

Motion to nominate John Nelson was made by Stanek, with a second by Taylor. Motion passed unanimously.

ELECTIONS OF VICE-CHAIRPERSON

Motion to nominate Sherry Stanek was made by Taylor, with a second by Nelson. Motion was passed unanimously.

ADJOURN

A written decision will be issued at a later date.

Motion by Nelson to adjourn meeting at 6:19pm, the vote was unanimous.

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.

September 30, 2024

To: Taylor Zeinert, Economic Development Director

RE: Bower’s House Memorandum

The Bower’s House is located at 183-187 W Main Street, Whitewater, WI 53190, and is currently undergoing major restoration throughout the entire building. The Office of Neighborhood Services has been working with the owner, applicant, contractor, and architect on the project for several months, and final plans were submitted to the department for review and comment.

Upon Review, the applicant opted for a plan that included an ADA accessible ground level apartment building to adhere to state requirements, however this design was not permitted in our own City ordinances. The parcel(s) are zoned B-2 Central Business District, and per section 19.30.030(G)(1):

“First floor residential uses are prohibited in any building located in the area within the boundary of Whitewater Creek on the east (prohibited on west side of creek only), North Street on the north (prohibited on south side of street only), Fremont Street on the west (prohibited on east side of street only), Whitewater Street on the south (prohibited on north side of street only), and the portion of West Main Street from the intersection of Whitewater Street east to the Whitewater Creek (prohibited on north side of street only).”






The Wisconsin Legislative Code, section 101.13.2(b) requires one ADA accessible unit within the restored development. Therefore, our local ordinance contradicted the state ordinance, and the applicant applied for a variance to receive an exception to allow the ground level ADA apartment to come into compliance with all state ordinances.

The City of Whitewater Zoning Board of Appeals will be meeting in regard to this request in the month of October, however City staff is in support of this variance request. For any additional information or questions, please contact me at 262-249-6701 or mcodeenforcement@gmail.com

Sincerely,



Allison Schwark
Code Enforcement Officer
Zoning Administrator
City of Whitewater

TO: THOSE REQUESTING A VARIANCE OF ZONING REQUIREMENTS

FROM: THE BOARD OF ZONING APPEALS

THINGS YOU WILL HAVE TO PROVE TO BE GRANTED A VARIANCE

The Board of Zoning Appeals has the power "to hear and grant applications for variances as will not be contrary to the public interest where, owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit and purposes of the ordinance shall be observed and the public safety, welfare and justice secured." **USE VARIANCES WILL NOT BE GRANTED**

FINDINGS PREREQUISITE TO GRANTING A VARIANCE

No variance to the provisions of this title shall be granted by the Board unless it finds beyond a reasonable doubt that ALL of the following facts and conditions exist, and so indicates in the minutes of its proceedings:

- A. The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a practical hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;
- B. The conditions upon which the application for a variance is based would be applicable generally to other property within the same zoning classifications;
- C. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner;

The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please consider the above items in presenting your oral testimony, for a lack of such testimony may result in denial of the variance.

All questions in the application must be answered.

Applicant's First Name*

Tammy

Applicant's Last Name*

Arahamian

Applicant's Address*

S107W30511 Sandy Beach Road

City	State	Zip Code
Mukwonago	WI	53149

Applicant's Email*

Owner of Property Site as of date of application, according to current property tax records:

Tammy Aprahamian

Street Address of Property (if vacant land, describe in detail the property location);

187 W Naun Street

Legal Description of Property (Name of Subdivision, Block and Lot, or other legal description):

Agent or Representative Assisting in the Application (Engineer, Architect, Attorney, Etc.)

Agent or Representative First Name	Agent or Representative Last Name
Michael	Peine

Firm Name

Michael Peine Architects

Address

43617 N Idlewild

City	State	Zip Code
Whitefish Bay	WI	53211

Office Phone Number

608-516-0531

Office Fax Number

N/A

Email Address

Mpeinr54@icloud.com

Existing and Proposed Uses

Current Principal Use:*

Former Commercial retail / Multifamily Apartments

Accessory or Secondary Uses:*

N/A

Proposed Use (Describe need for Variance):*

Proposed Commercial Wedding Venue / Multifamily Apartments

Have you been granted any variances in the past, on any properties, whether fully or partially owned by you.*

- Yes
- No

If YES, list addresses of those properties and whether the requirements of the variance granted have been completed.

N/A

Plans to Accompany Application

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

Plot Plan

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

Zoning District in which the property is located:*

B-2 Central Business

No. of Occupants Proposed to be accommodated:

140 Commercial and 30 Apartments

No. of Employees, if applicable:

10

Section of the City of Whitewater Zoning Ordinance that prohibits the proposed usage of the property. It is this section of the Ordinance for which a variance is requested:*

District Chapter: 19.30.030(b), "A ground floor residence is prohibited"

STANDARDS

The following are Standards that the City of Whitewater Zoning Ordinance sets for decisions on variances. Explain how your proposal meets these standards.

A. The particular physical surroundings, shape, topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from mere inconvenience, if the strict letter of the regulations were to be carried out.*

Wisconsin Legislative Code Requires: 1 accessible apartment for multi-family structure 101.13.2(b):

B. The conditions upon which the application for a variance are based would not be applicable generally to other property within the same Zoning classification.*

The location of the ADA apartment is at the rear of the building fronting on a courtyard, thus not visible from the public areas.

C. The purpose of the variance is not exclusively upon the desire for economic or other material gain by the applicant or owner.*

The provision of a handicapped apartment on the grade / accessible level with access to the building amenities and is new building stock that can serve handicapped residents of the community is welcome.

D. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

Windows and a door facing the rear courtyard provides a second means of egress and provides the mandated 8% light and 4% fresh air requirements with a sprinkler fire protection system, improves the

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Board of Zoning and Appeals to place conditions on approved variances. Please keep this in mind & supply ALL pertinent information.

Applicant Signature*

Date*

July 19th, 2024

AGREEMENT OF SERVICES

REIMBURSABLE BY THE PETITIONER/APPLICANT.

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission, Board of Zoning Appeals and/or Common Council. The submittal of a development application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The City may apply the charges for these services to the Petitioner and/or property owner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to the Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the proposed application (Architectural Review, B.Z.A., Planning, Zoning Change):

Applicant Name*

the applicant/petitioner for

Sammy Prehauer

(Owner's Name)

Dated

Stonegate Bank/Bowen House LLC

July 19th, 2024

Phone #

Tax Key #(s)

262-352-9890 *262-352-9190*

OT-00070

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Whitewater, in the judgement of its staff, to obtain additional professional service(s) (e.g. engineering, surveying, planning, legal) than normally would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Date this*

day of *

Year

19th

July

2024

Signature of Applicant*

Date*

[Signature]

July 19th, 2024

Signature of Owner of Property

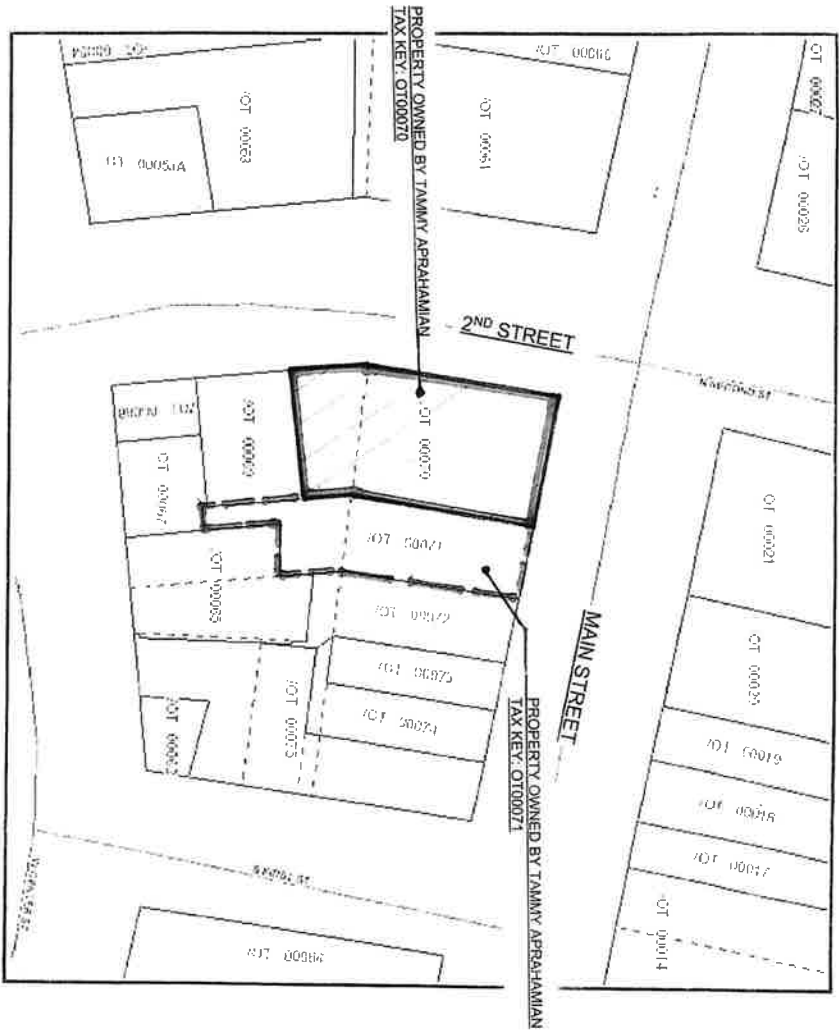
July 19th, 2024

[Signature]

APPLICATION FEES

Fee for Variance application-\$200.00

(to be completed by City Staff)



SITE PLAN

BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI. 53190
 July 19th, 2024



Michael Pelne
 Architects
 Commercial - Industrial
 Design/Build Partnering

4811 N. Industrial Drive
 Whitefish Bay, WI 53191
 (262) 516-0231 Phone
 e-mail: mpelne@mr.com

PROJECT

BOWERS HOUSE HOTEL
 Apartment Alteration

OWNER

Greg Apprahamian

PROJECT ADDRESS

187 W. Main Street
 Whitefish Bay, WI 53190

CONTRACTOR

CONTRACT

Drawing Number: S404.00

No. _____ Date: _____

Revised: _____

General Notes

Contractor to check existing conditions, locate and mark all utilities prior to starting site work. Any discrepancies or conditions not shown on drawings should be reported to the General Contractor (GC) prior to starting work. All work shall be done in compliance with local codes, ordinances, rules and regulations. No work shall be started until all permits have been obtained for the building, engineering and other applicable jurisdictions.

Scale

Sheet Title

1

2

3

4

5

6

7

8

9

10

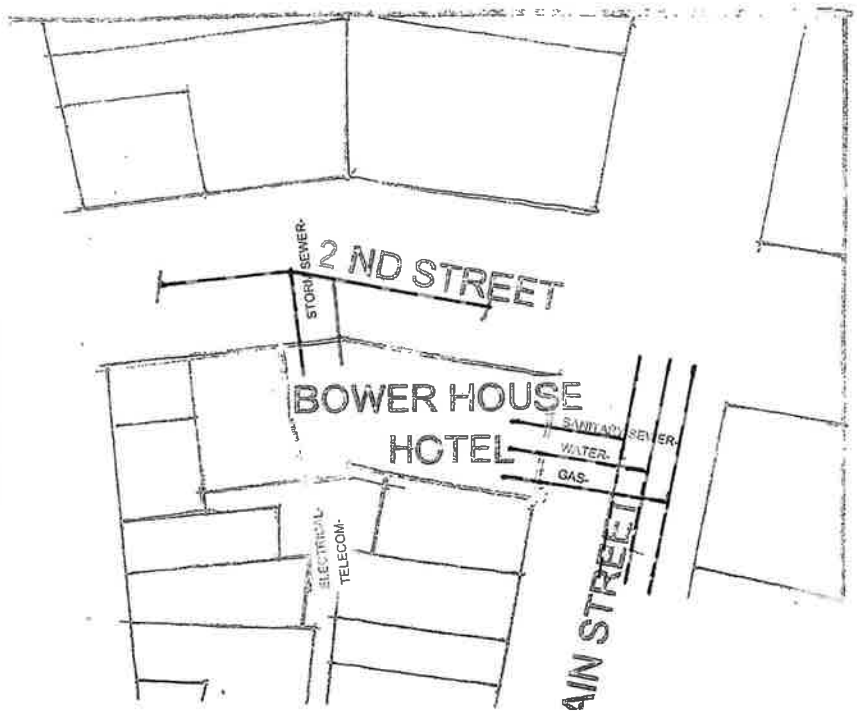
11

12

13

14

15




UTILITY PLAN

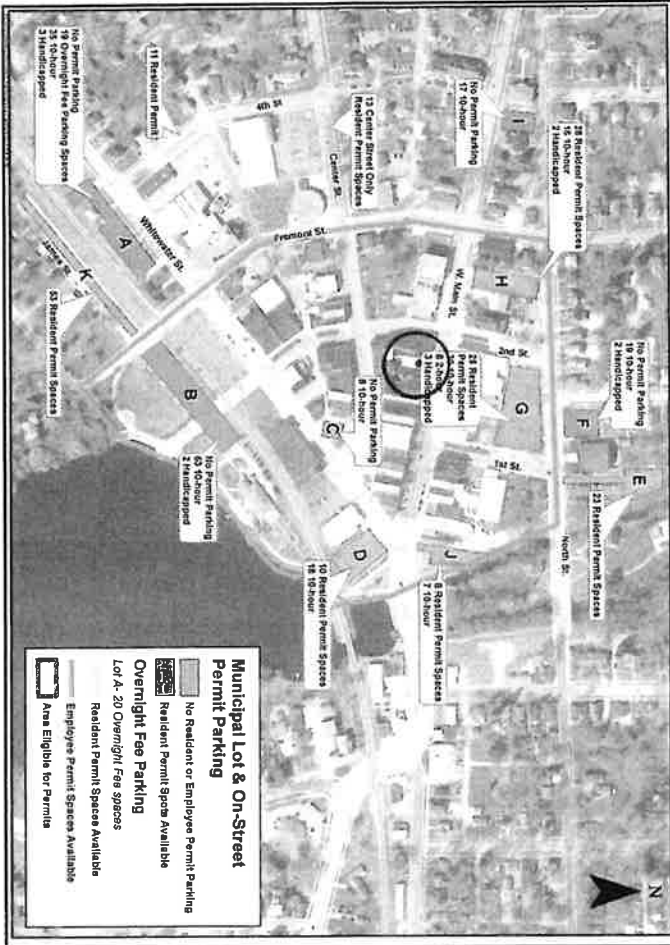
BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI, 53190
 July 19th, 2024



 <p>Michael Peine Architects Commercial - Industrial Design/Build Partnering 4417 N. Sherman Ave. Milwaukee, WI 53212 (414) 381-0000, mpa</p>	
<p>PROJECT: BOWERS HOUSE HOTEL APARTMENT ALTERATION</p>	
<p>DESIGNER: Greg Apathanin</p>	
<p>PROJECT ADDRESS: 187 W. Main Street, Whitewater, WI, 53190</p>	
<p>DATE: 07/19/2024</p>	
<p>PROJECT NO: 2024-001</p>	
<p>SCALE: 1/8" = 1'-0"</p>	
<p>DATE: 07/19/2024</p>	
<p>BY: [Signature]</p>	
<p>PROJECT: BOWERS HOUSE HOTEL</p>	
<p>2 of 12</p>	

On-street and Municipal Lot Parking Downtown Whitewater



CITY PARKING MAP

BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI, 53190
 July 19th, 2024



Michael Peine Architects
 Commercial - Industrial
 Design/Build Partnering

4017 N. Keweenaw Ave.
 Whitefish Bay, WI 53211
 (800) 535-5211 Fax: (414) 251-1100

email: mpeine@aol.com

PROJECT:
BOWERS HOUSE HOTEL
 Apartment Alteration

OWNER:
 Greg Apohanman

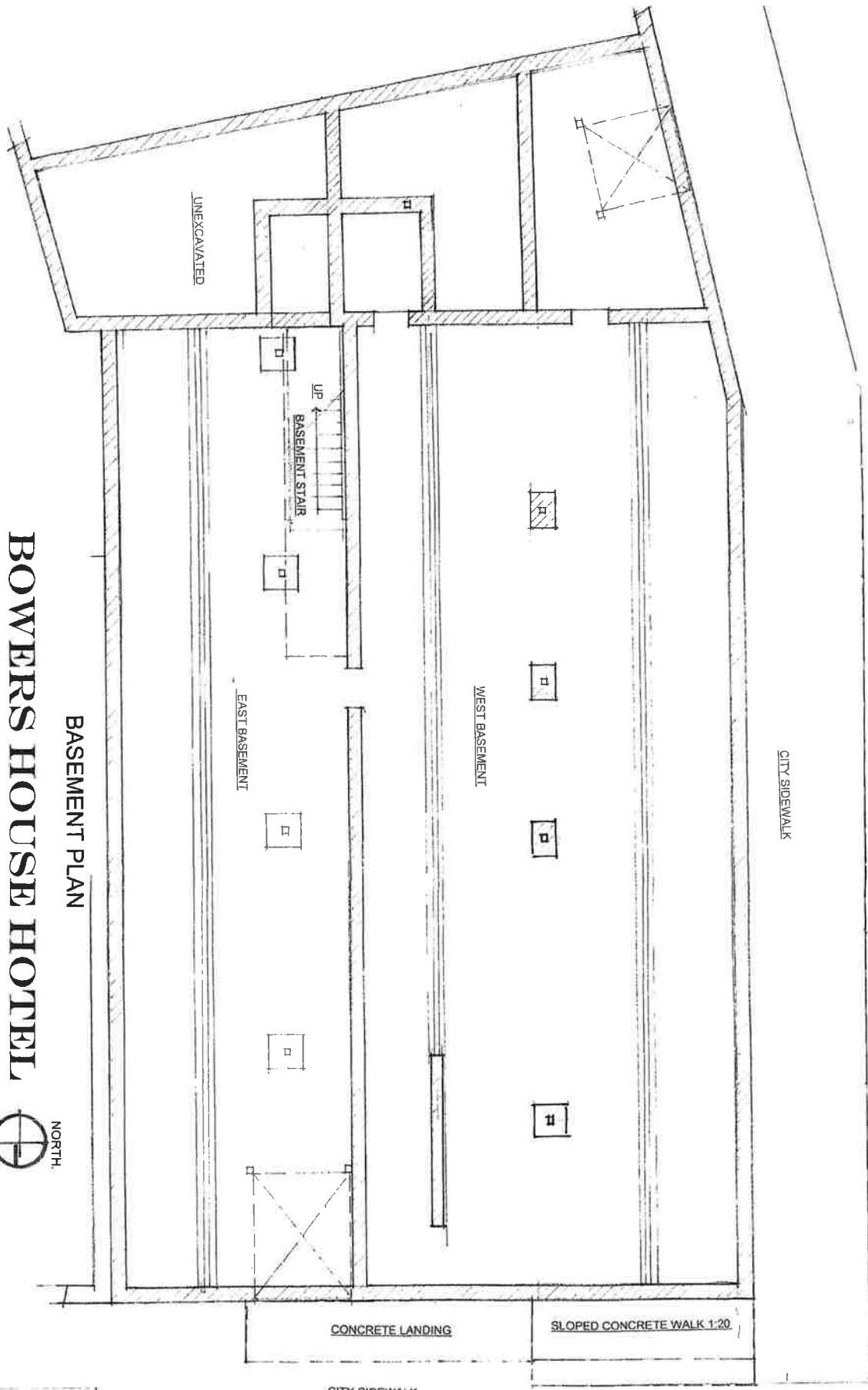
PROJECT ADDRESS:
 187 W. Main Street
 Whitewater, WI 53190

CONTRACTOR:
 CONTACT:

Drawn/Issued/Revised	No.	Description	Date

General Notes:
 Contractor to field verify all dimensions, walls and foundations with respect to the General Contractor and/or other trades.
 All work shall be done in compliance with local codes, ordinances, rules and regulations.
 No work shall be executed until all plans have been approved by the building inspector and all other agencies having jurisdiction.

Sheet Title	Scale	Date	Sheet No.
	1/4" = 6'-0"		



BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI. 53190
 July 19th, 2024

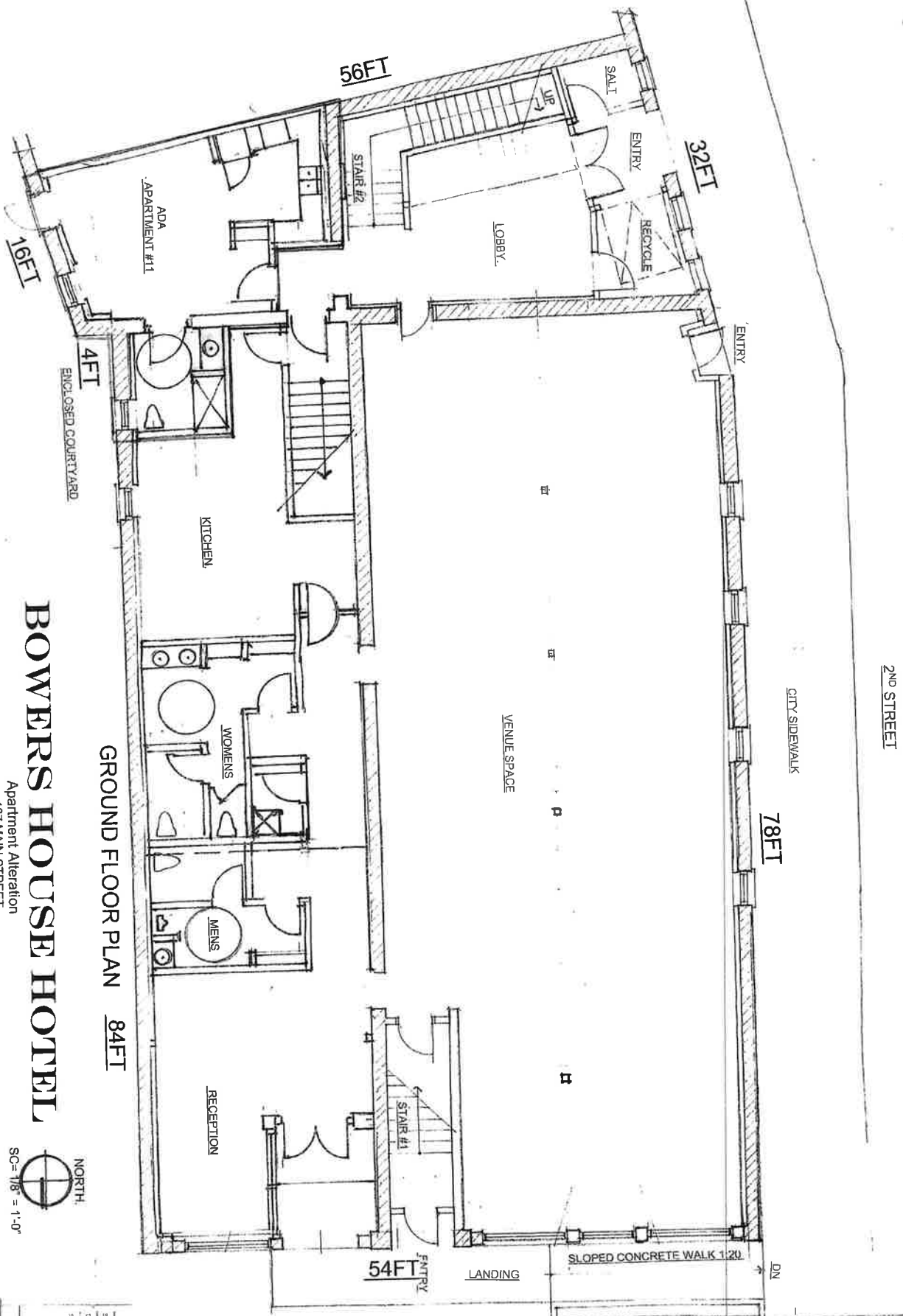
BASEMENT PLAN



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

Sheet No.	4 of 12
Date	
Scale	1/8" = 1'-0"

Michael Peine Architects
 Commercial - Industrial
 Design/Build Partnering
 4817 N. Grand Avenue
 Whitefish Bay, WI 53191
 414.254.8800
 michael@peine.com



BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI, 53190
 July 19th 2024



5 of 12

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

Date: _____

Drawn by: _____

Checked by: _____

Project No: _____

Address: _____

City: _____

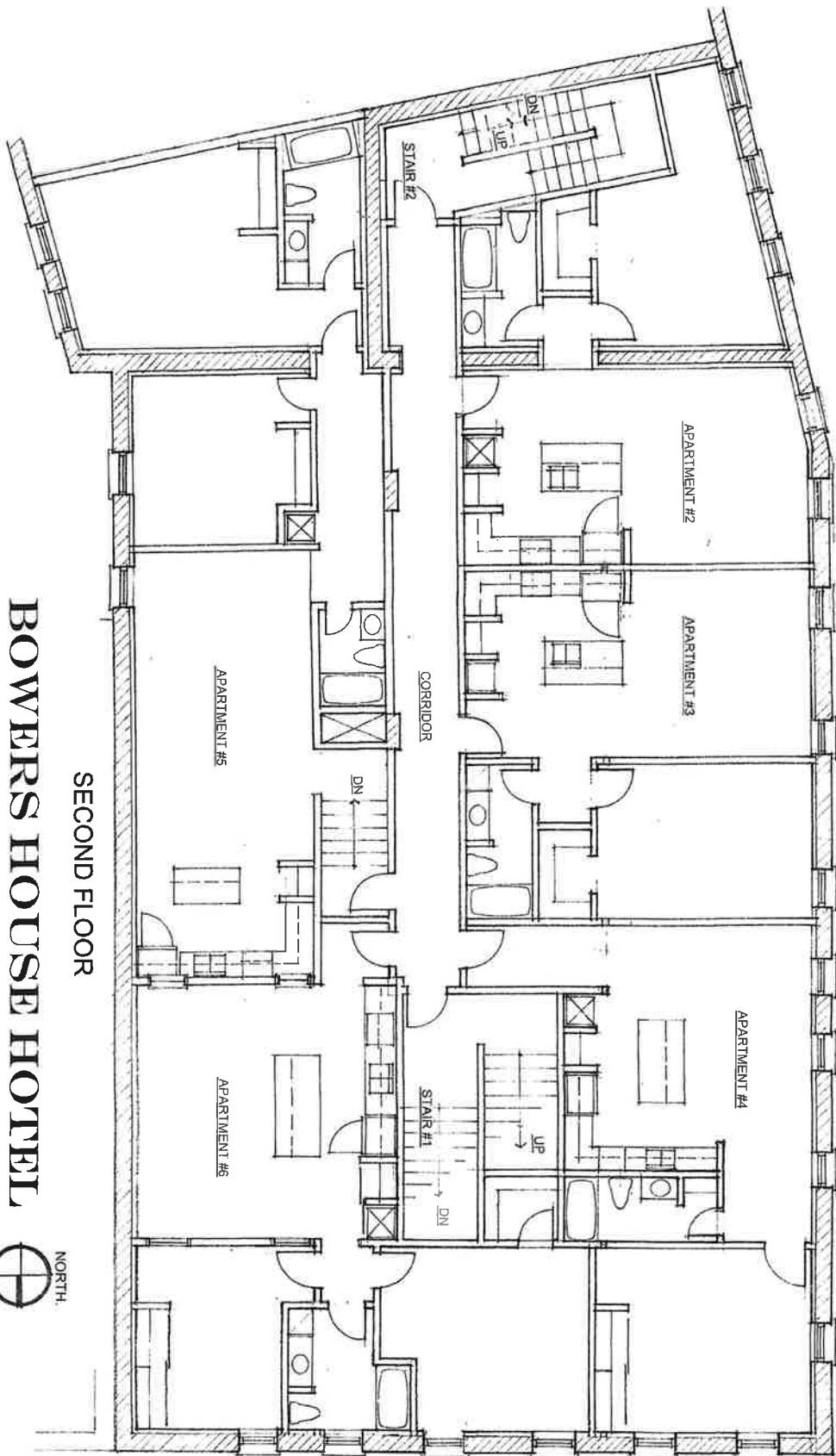
State: _____

Zip: _____

Architect: _____

Michael Peine Architects
 Commercial - Industrial
 Design/Build Partnering

4517 W. Belmont Ave.
 52826-1809 WI 53211
 (414) 315-0201
 www.mpea.com



SECOND FLOOR

BOWERS HOUSE HOTEL

Apartment Alteration
187 MAIN STREET
WHITEWATER, WI, 53190
July 19th, 2024



Michael Peine Architects
Commercial - Industrial Design/Build Partnering
4812 N. Alameda Ave
Milwaukee, WI, 53211
www.michaelpeine.com

Michael.Schubert.com

BOWERS HOUSE HOTEL

Apartment Alteration

OWNER: TAMMY AND GREG APPRHAMIAN

PROJECT ADDRESS:

187 W. Main Street
Whitewater, WI 53190

COORDINATOR:

CONTACT:

Drawing Revision Schedule

No.	Description	Date

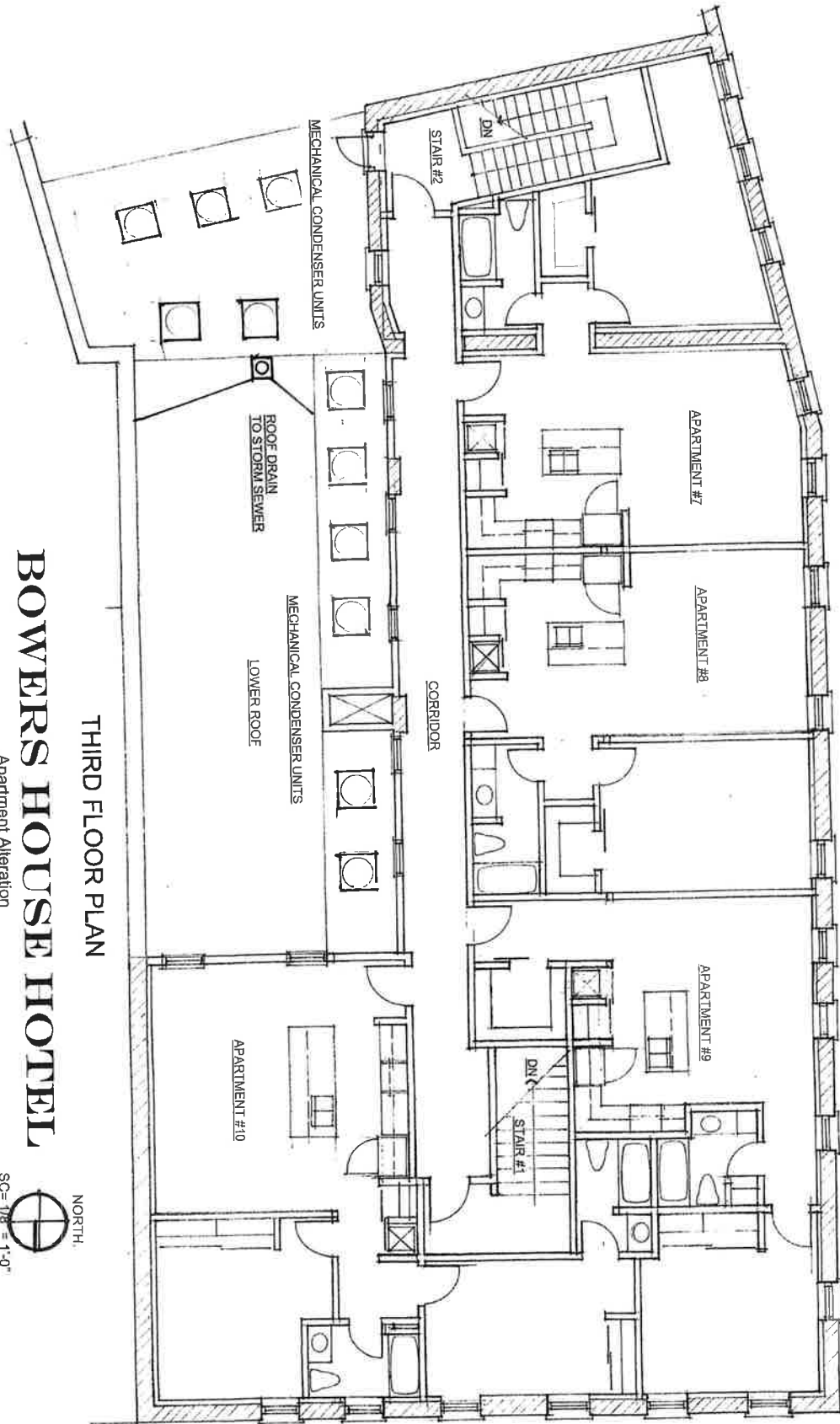
General Notes:

Contractor to field verify all dimensions, finishes and dimensions prior to starting the work. Any discrepancy or conditions shall be reported to the Owner/Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

All work shall be started only after having approved final drawings, permits and all other required items.

Sheet No.	6 of 12
Scale	AS SHOWN
Date	
Sheet No.	



THIRD FLOOR PLAN
BOWERS HOUSE HOTEL
 Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI, 53190
 July 19th, 2024

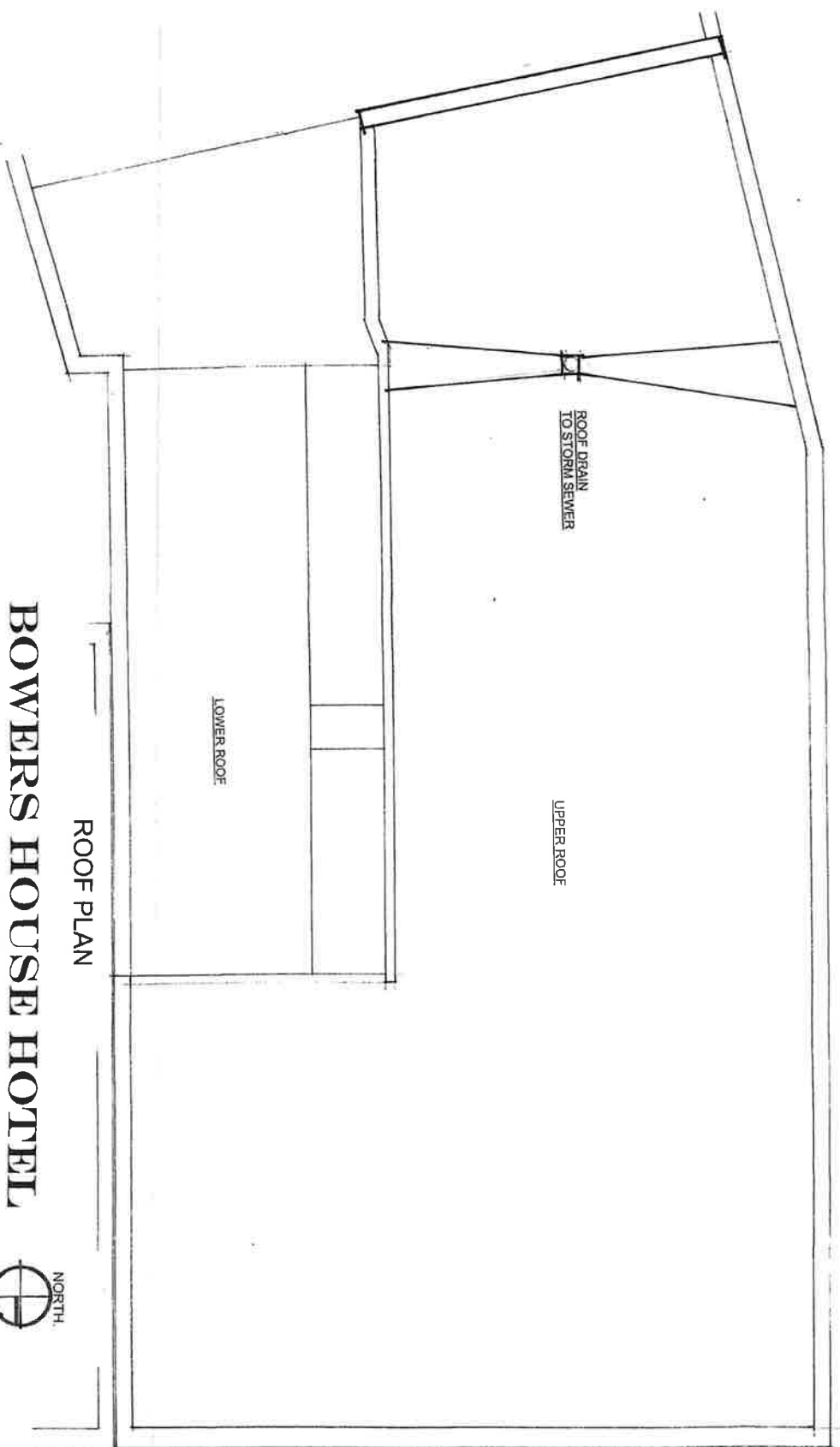


Michael Peine Architects
 Commercial - Industrial Design/Build Partnering
 400 N. Lincoln Hwy
 Milwaukee, WI 53211
 (414) 342-1100
 mpeine@peine.com

BOWERS HOUSE HOTEL
 Apartment Alteration
 OWNERS: TAMMY AND GREG APPAHAKIAN
 PROJECT ADDRESS: 187 N. Main Street, Whitewater, WI 53190
 CONTRACTOR: [Redacted]
 DESIGNER: [Redacted]
 DATE: [Redacted]

General Notes:
 Contractor to hold entry of Alterations, Permits and other fees for rendering for the Building Department and for the City of Whitewater, WI.
 All work shall be done in compliance with local codes, ordinances, rules and regulations.
 No work shall be started until final plans have been approved by the building inspector and all other agencies having jurisdiction.

Sheet No. **7 of 12**



ROOF PLAN

BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI, 53190
 July 19th, 2024

NORTH

SC = 1/8" = 1'-0"

Michael Peine Architects
 Commercial - Industrial
 Design/build Partnering

5212 N. Lincoln Ave.
 Suite 200
 Whitefish, WI 54981

email: mpeine@mpa.com

BOWERS HOUSE HOTEL
 Apartment Alteration

OWNER
 Greg Apshamian

PROJECT ADDRESS
 187 W. Main Street
 Whitewater, WI 53190

CONTRACTOR
 ...

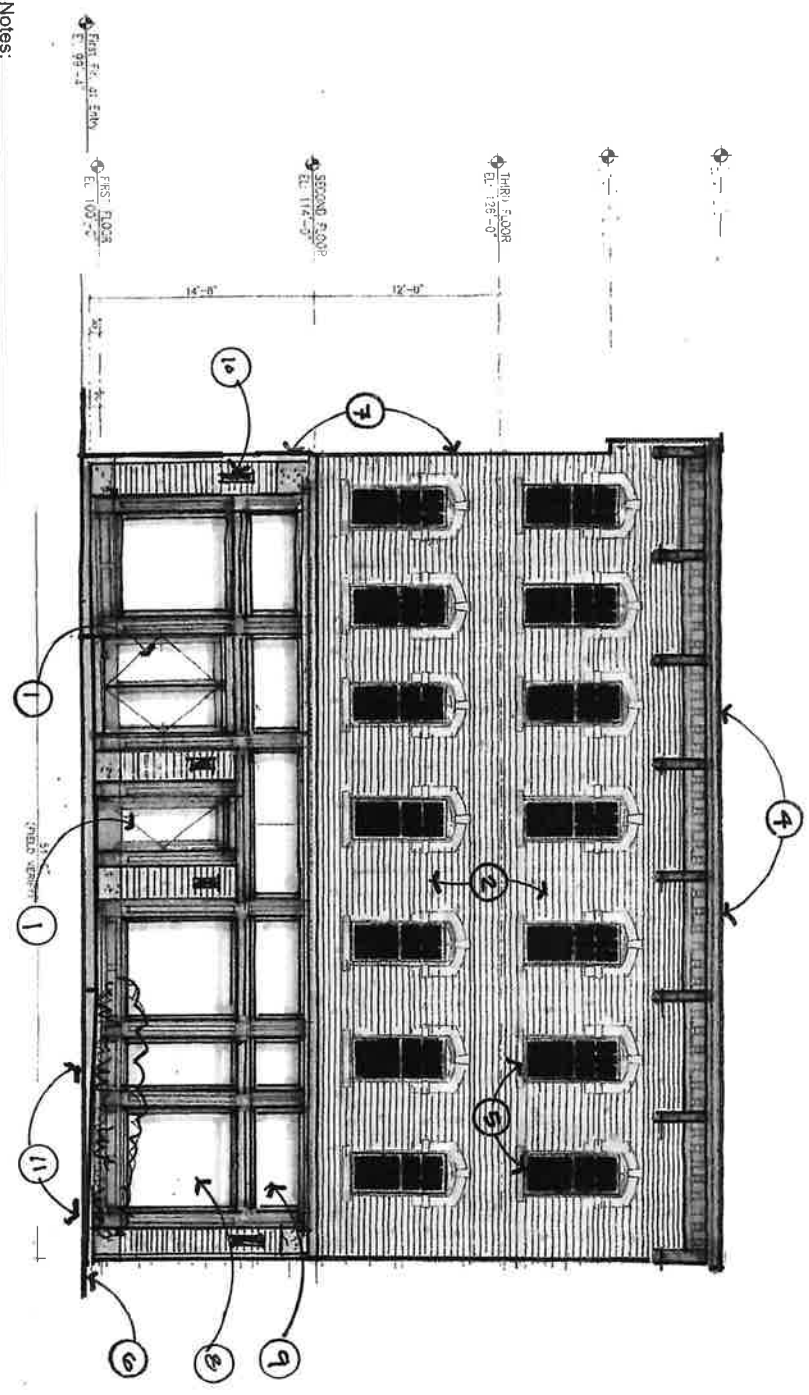
DATE
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DESCRIPTION
 ...

SCALE
 ...

DATE
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8 of 12



- Notes:**
1. NEW SHOP DOORS AND GLAZING
 2. TO REMAIN BRICK AND BRICK DETAILING WITH STONE SILLS
 3. EXISTING STONE WALL WITH ARCHED BRICK LINTELS
 4. EXISTING STONE SILL TO REMAIN
 5. EXISTING DECORATIVE CORNICE TO BE REPAIRED AND REPAINTED
 6. NEW WINDOWS IN EXISTING MASONRY OPENINGS WITH NEW PREFINISHED METAL SILL FLASHING AND REPAINTED EXISTING WOOD TRIM
 7. EXISTING CITY CONCRETE SIDEWALK PAVING AT GRADE
 8. ADJACENT BUILDING
 9. NEW BRONZE BREAKMETAL STOREFRONT WINDOWS AND TRIM
 10. NEW SPANDREL GLASS / FIELD FOR FUTURE SIGNAGE
 11. NEW CARRIAGE LIGHTS
 12. ADA RAMP
 13. 1" LOVE WHITEWATER - GRAPHIC
 14. NEW BLACK CORRUGATED METAL SIDING
 15. BREAKMETAL LOUVERS

NORTH ELEVATION
LOWERS HOUSE HOTEL

Apartment Alteration
187 MAIN STREET
WHITEWATER, WI, 53190
September 12th, 2022

Michael Paine Architects
Commercial - Industrial Design/Build Partnering

4517 N. Street Park
WISCONSIN Dells, WI 53591
608.938.5201 | MPain

email: mpain@mpain.com

BOWERS HOUSE HOTEL
Apartment Alteration

OWNER: Greg Abrahamson

PROJECT ADDRESS: 187 W. Main Street, Whitesboro, WI 53190

DATE: Drawing Lower Schedule

CONTRACT NO.:

CONTRACT DATE:

NO.:

DATE:

DATE:

DATE:

General Notes:

Contractor is S.O.L. in every regard. All drawings, specifications, and other documents are to be read in conjunction with the General Conditions of Contract. Any discrepancies or omissions shall be reported to the General Contractor immediately.

All work shall be done in compliance with local codes and ordinances.

All work shall be done in accordance with the approved plans and specifications.

All work shall be done in accordance with the approved specifications.

All work shall be done in accordance with the approved specifications.

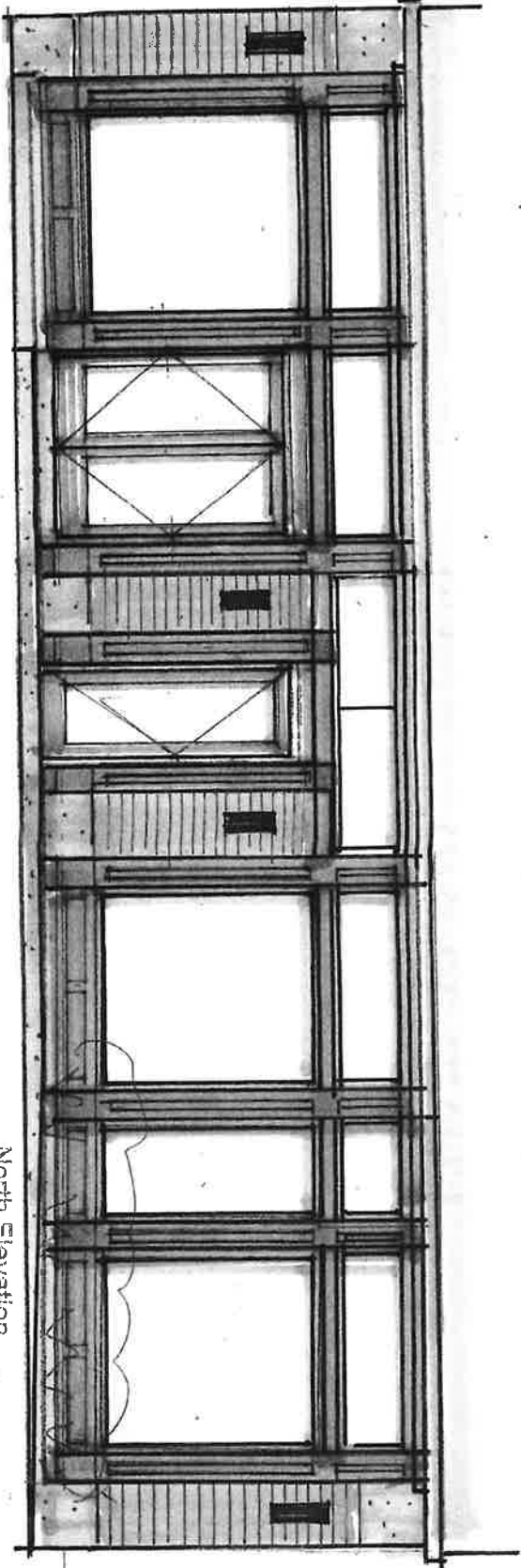
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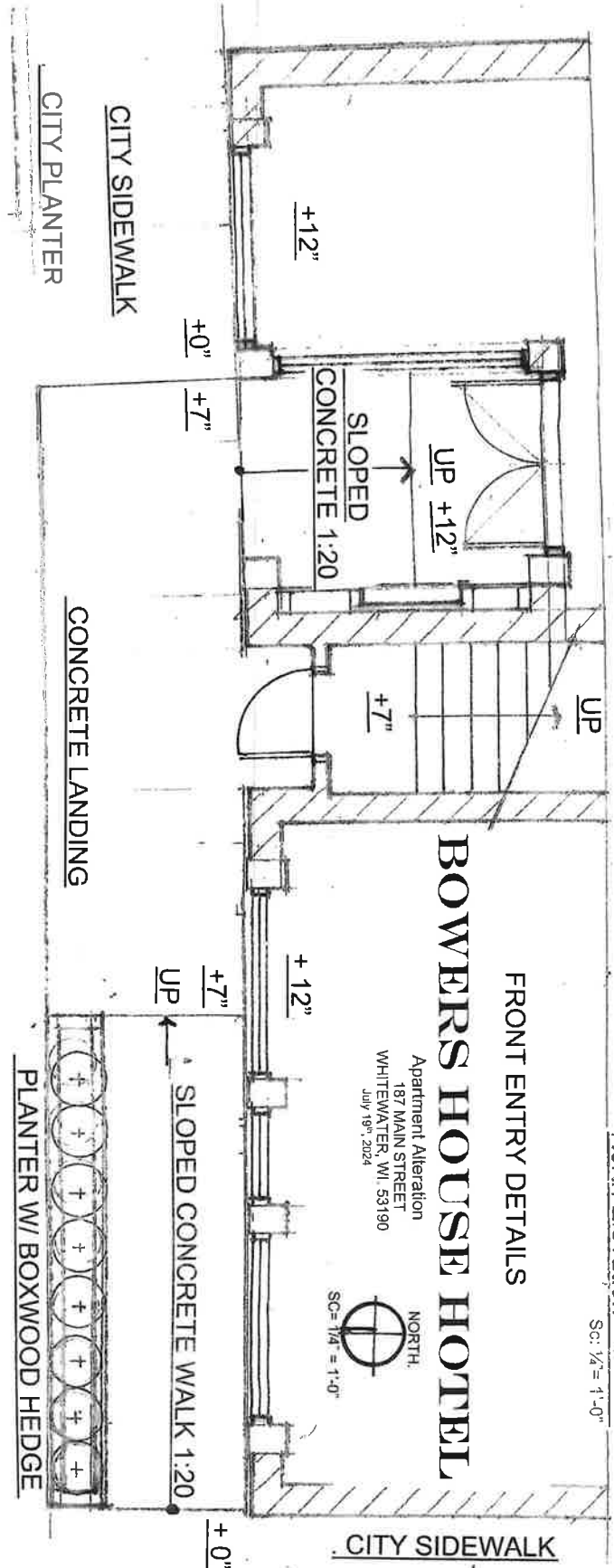
Sheet Title

9 of 12

21



North Elevation
 Sc: 1/2" = 1'-0"



BOWERS HOUSE HOTEL

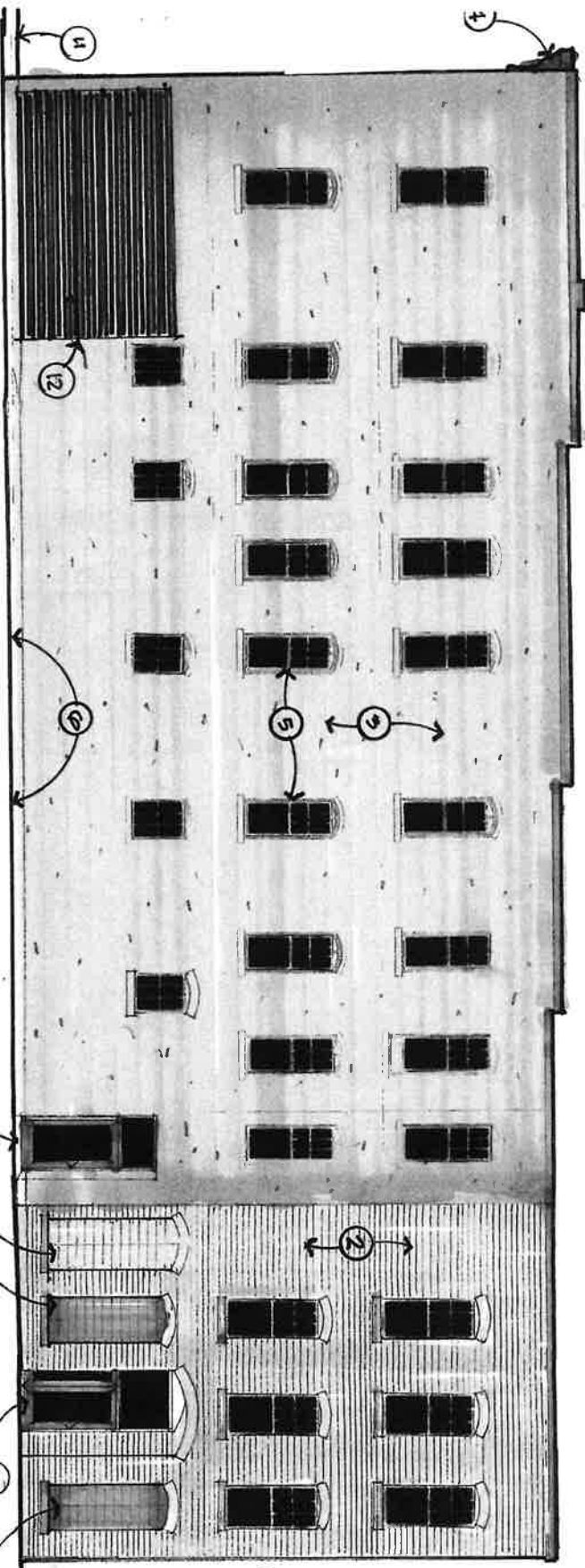
Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI 53190
 July 19th, 2024



FRONT ENTRY DETAILS

PLANTER W/ BOXWOOD HEDGE

Michael Peine Architects Commercial - Industrial Design/Build Partnering		
4617 N. University Ave. 6000 53140, Wisconsin e-mail: mpeine@mpa.com		
PROJECT BOWERS HOUSE HOTEL Apartment Alteration		
OWNER Greg Apalambro		
PROJECT ADDRESS: 187 W. Main Street Whitewater, WI 53190		
CONTRACTOR CONFACT		
Pending Issues Schedule		
No.	Description	Date
General Notes: Contractor shall verify all dimensions, level, and finish prior to starting the work. Any discrepancies or conditions shall be reported to the Owner/Contractor call/7 All work shall be done in accordance with local codes, ordinances, and specifications. Work shall be started and shall have been completed by the specified date of this general listing. The contractor shall be responsible for all other general listing.		
Sheet Title		
Scale		
Date		
Drawn		
Sheet No.		
10 of 12		
10/2/2024 Michael PMA		



- Notes:**
1. NEW SHOP DOORS AND GLAZING
 2. EXISTING BRICK AND BRICK DETAILING WITH STONE SILLS TO REMAIN
 3. EXISTING STONE WALL WITH ARCHED BRICK LINTELS AND STONE SILLS TO REMAIN
 4. EXISTING DECORATIVE CORNICE TO BE REPAIRED AND REPAINTED
 5. NEW WINDOWS IN EXISTING MASONRY OPENINGS WITH NEW PREFINISHED METAL SILL FLASHING AND REPAINTED EXISTING WOOD TRIM
 6. EXISTING CITY CONCRETE SIDEWALK PAVING AT GRADE
 7. ADJACENT BUILDING
 8. NEW BRONZE BREAKMETAL STOREFRONT WINDOWS AND TRIM
 9. NEW SPANDREL GLASS / FIELD FOR FUTURE SIGNAGE
 10. NEW CARRIAGE LIGHTS
 11. ADA RAMP
 12. NEW ATM/WATER - GRAPHIC
 13. NEW BLACK CORRUGATED METAL SIDING
 14. BREAKMETAL LOUVERS

BOWERS HOUSE HOTEL

WEST ELEVATION

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI. 53190
 July 19th, 2024

Michael Peine Architects
 Commercial - Industrial Design/Build Partnering

4817 E. Greenway Ave.
 Suite 100
 Whitefish Bay, WI 53191
 (414) 551-0001 | PeineArch.com
 e-mail: michael@peine.com

PROJECT ADDRESS:
 187 W. Main Street
 Whitefish Bay, WI 53190

OWNER:
 Org. Apartments

DESIGNER:
 BOWERS HOUSE HO - RL
 Apartment Alteration

DATE:
 Org. Apartments

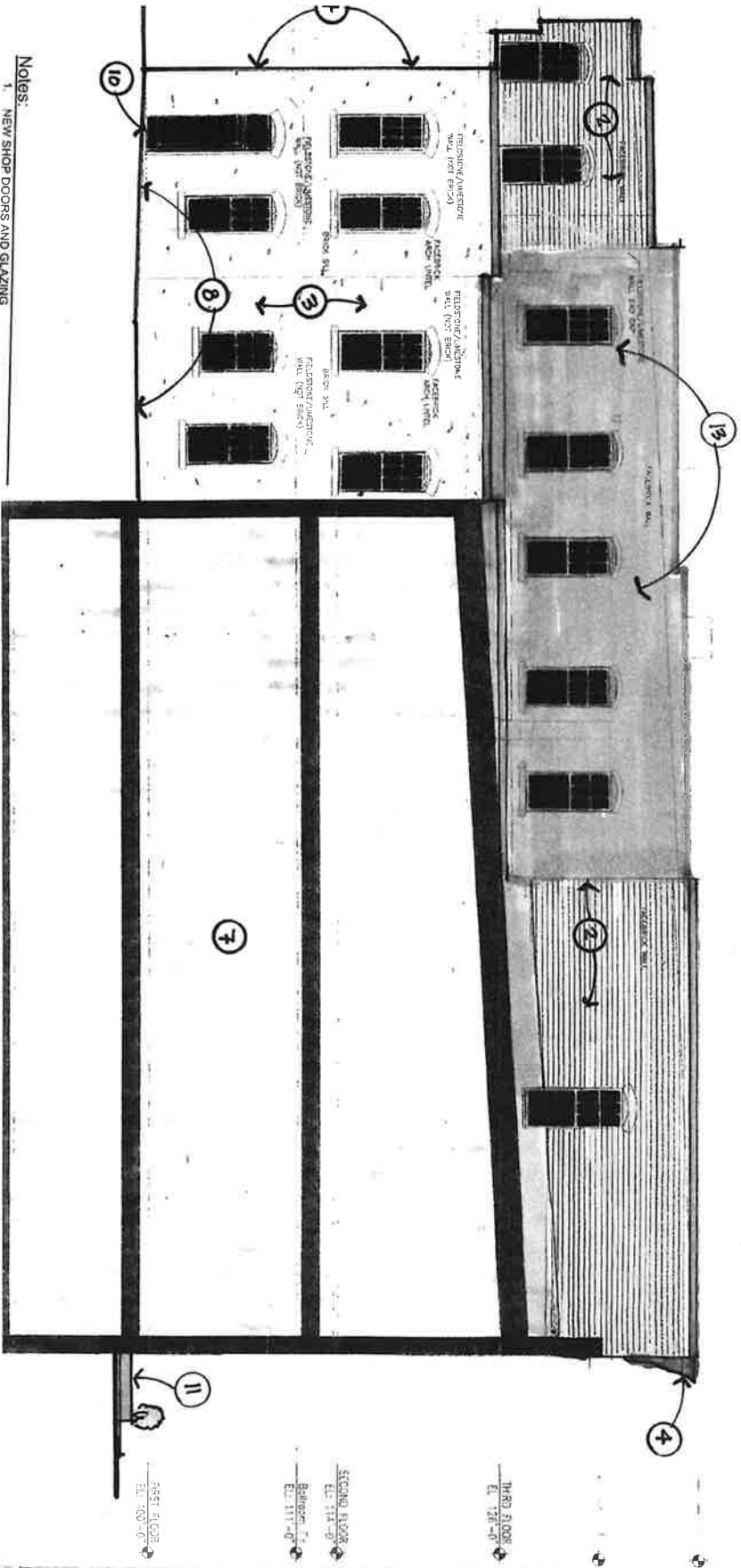
PROJECT ADDRESS:
 187 W. Main Street
 Whitefish Bay, WI 53190

CONTRACT NO.:
 007/14/21

DATE:
 07/19/24

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

SHEET NO.:
 11 of 12



- Notes:**
1. NEW SHOP DOORS AND GLAZING TO REMAIN
 2. EXISTING BRICK AND BRICK DETAILING WITH STONE SILLS AND STONE SILLS TO REMAIN
 3. EXISTING STONE WALL WITH ARCHED BRICK LINTELS AND STONE SILLS TO REMAIN
 4. EXISTING DECORATIVE CORNICE TO BE REPAIRED AND REPAINTED
 5. NEW PAINT FINISHED METAL SILL FLASHING AND REPAINTED WITH EXISTING CITY CONCRETE SIDEWALK PAVING AT GRADE
 6. ADJACENT BUILDING
 7. NEW BRONZE BREWMETAL STOREFRONT WINDOWS AND TRIM
 8. NEW SPANDREL GLASS /FIELD FOR FUTURE SIGNAGE
 9. NEW CARRIAGE LIGHTS
 10. ADA RAMP
 11. LOVE WHITEWATER - GRAPHIC BREWMETAL LOUVERS
 12. NEW BLACK CORRUGATED METAL SIDING
 13. BREWMETAL LOUVERS
 - 14.

BOWERS HOUSE HOTEL

EAST ELEVATION

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI, 53190
 July 19, 2024

EXISTING BUILDING



Michael Peine Architects
 Commercial - Industrial Design/Build Partnering
 457 N. Lincoln Ave
 Whitefish Bay, WI 53221
 (414) 555-0551 Phone
 email: info@mpa-wi.com

PROJECT: BOWERS HOUSE HOTEL
 Apartment Alteration

OWNER: Greg Applehman

PROJECT ADDRESS: 187 W. Main Street
 Whitefish, WI 53190

CONTRACTOR:
 CONTACT:

DATE: Type 1: Project Schedule
 No. Revisions Date

General Notes:
 Contractor to follow City of Whitefish, WI and Lincoln County, WI Building Code. Any changes to the Building Code shall be approved by the County Building Department.
 At each construction meeting, the contractor shall provide a written report of the meeting to the architect.
 The work shall be completed and final punch list items shall be resolved by the contractor and architect agreement. All work shall be completed by the architect agreement.
 All work shall be completed by the architect agreement.



Michael Peine Architects
Commercial - Industrial
Design/Build Partnering

4617 N. Idlewild Ave.
Whitefish Bay, WI 53211
(608) 516-0531 Phone

e-mail: mpeine@mlr.com

PROJECT:

BOWERS HOUSE HOTEL
Apartment Alteration

OWNER:

Greg Aprahamian

PROJECT ADDRESS:

187 W Main Street
Whitewater, WI 53190

CONTRACTOR:

CONTACT:

Drawing Issuance Schedule:

No.	Description	Date

General Notes:

Contractor to field verify all dimensions, levels and datum prior to starting the work. Any discrepancies or conditions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:

Sheet Title:

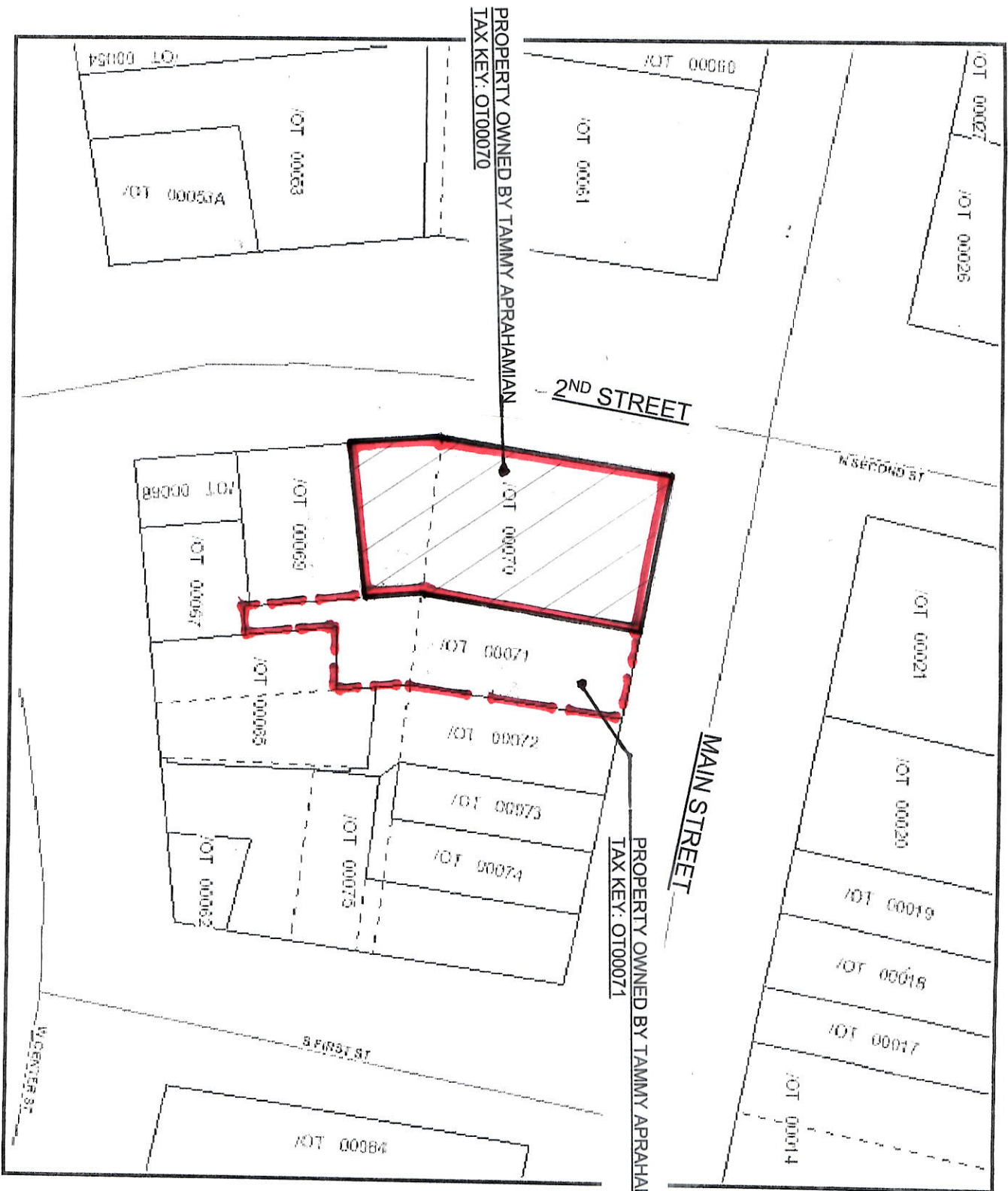
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Scale: 1/4" = 1'-0"

Date: 12/15/2022

Sheet No.:

1 of 12



SITE PLAN

BOWERS HOUSE HOTEL

Apartment Alteration
187 MAIN STREET
WHITEWATER, WI. 53190
July 19th, 2024



PROJECT:
BOWERS HOUSE HOTEL
 Apartment Alteration

OWNER:
 Greg Apakhanian

PROJECT ADDRESS:
 187 W Main Street
 Whitewater, WI 53190

CONTRACTOR:
 CONTACT:

Drawing Issuance Schedule:

No.	Description	Date

General Notes:

Contractor to field verify. All dimensions, levels and locations prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

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Stamp:

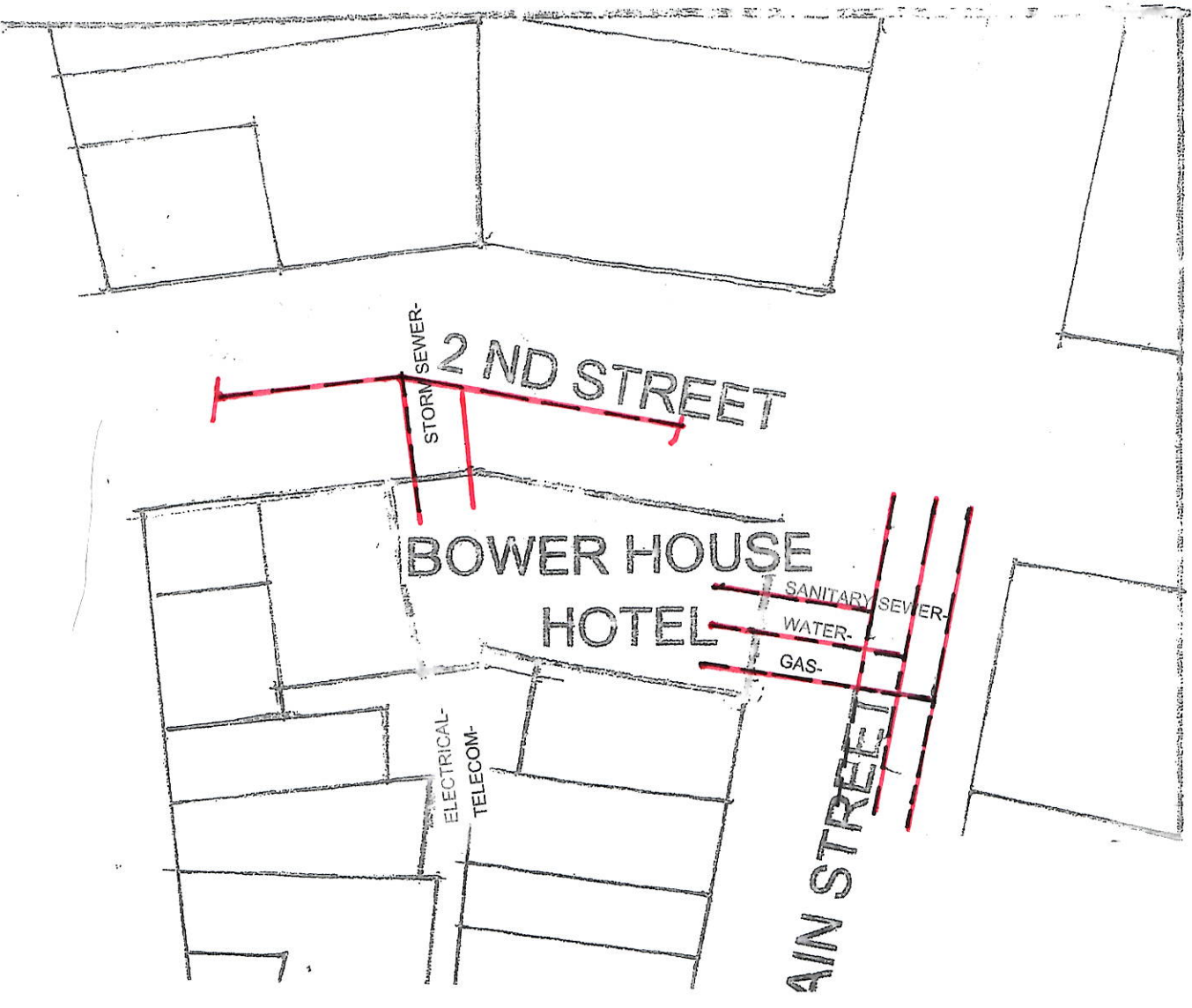
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Scale: 1/4" = 1'-0"

Date: 11.07.2024

Sheet No.: **2 of 12**

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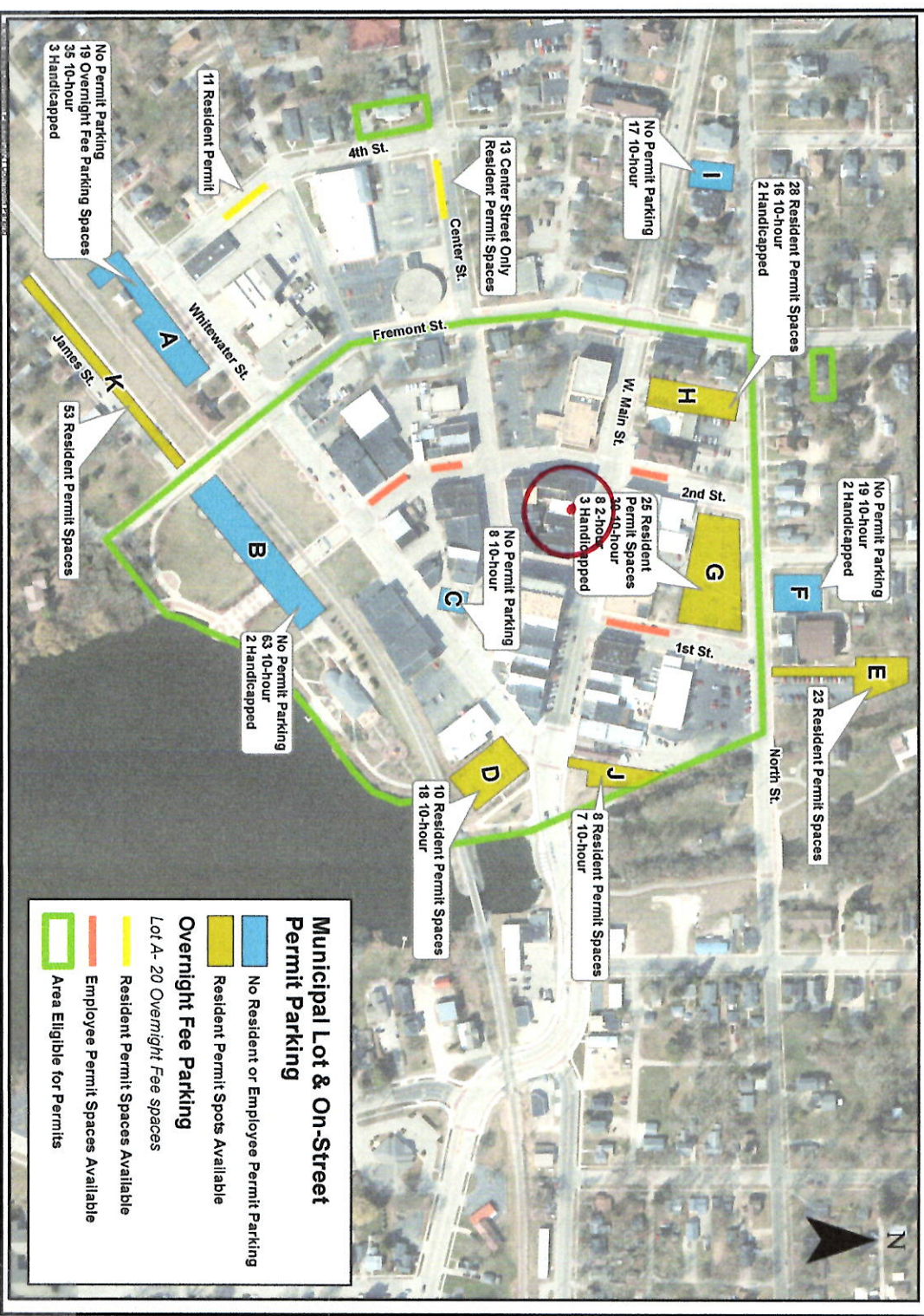


UTILITY PLAN

BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI. 53190
 July 19th, 2024

On-street and Municipal Lot Parking Downtown Whitewater



CITY PARKING MAP

BOWERS HOUSE HOTEL

Apartment Alteration
187 MAIN STREET
WHITEWATER, WI. 53190
July 19th, 2024



Michael Peine Architects

Commercial - Industrial
Design/Build Partnering

4617 N. Idlewild Ave.
Whitefish Bay, WI 53211
(609) 516-0531 Phone

e-mail: mpeine@wi.rr.com

PROJECT:

BOWERS HOUSE HOTEL
Apartment Alteration

OWNER:

Greg Abrahamian

PROJECT ADDRESS:

187 W Main Street
Whitewater, WI 53190

CONTRACTOR:

CONTACT:

Drawing Issuance Schedule:

No.	Description	Date

General Notes:

Contractor to field verify all dimensions, levels and drawings prior to starting the work. Any discrepancies or omissions shall be reported to the Central Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

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Stamp:

Sheet Title:

Scale: 1/4" = 1'-0"

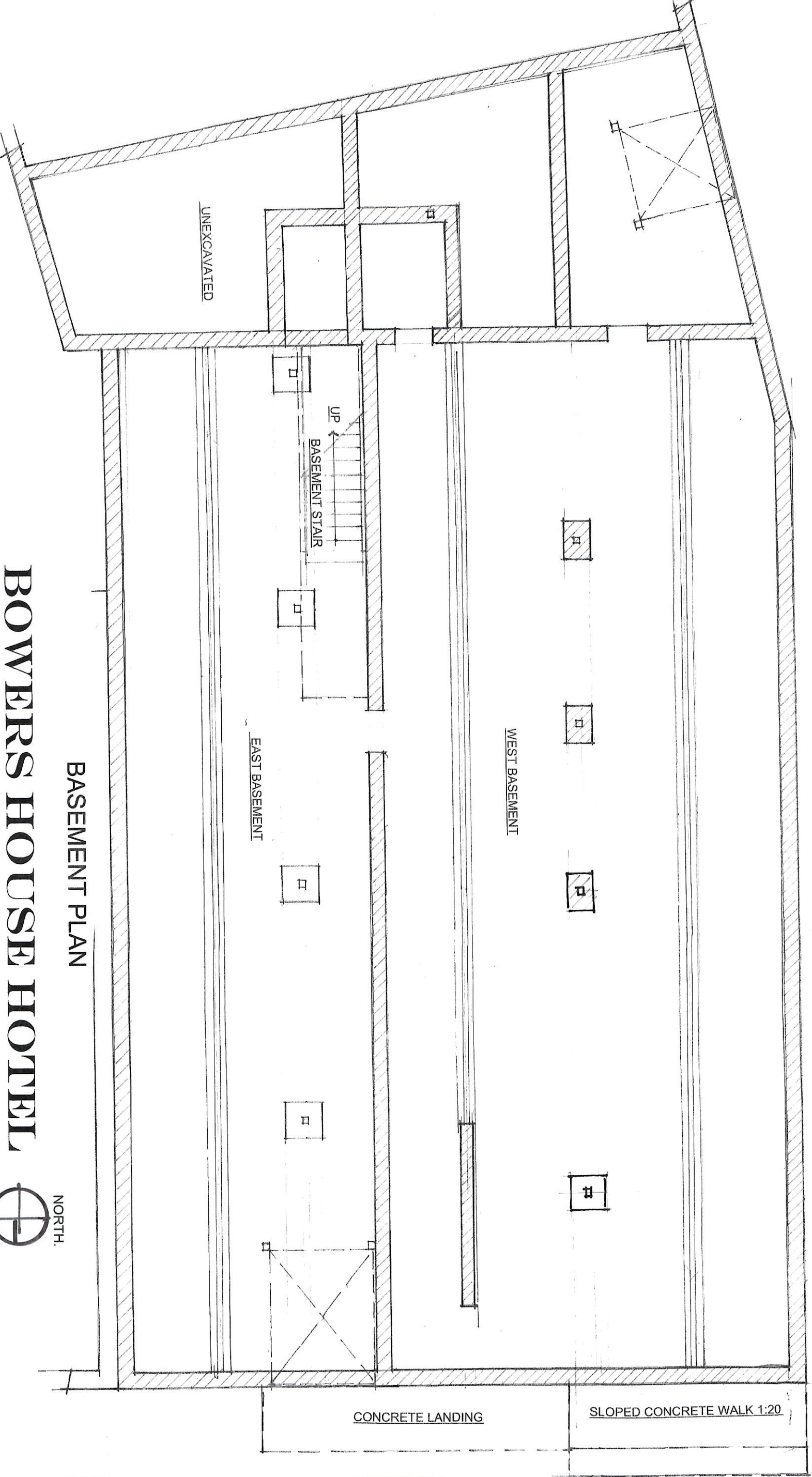
Date: 12/15/2022

Sheet No:

3 of 12

CITY SIDEWALK

Michael Peine Architects
Commercial - Industrial
Design/Build Partnering
4617 N. Lislewood Ave.
Whitefish Bay, WI 53211
(908) 516-0531 Phone
Mpeine54@icloud.com



BASEMENT PLAN

BOWERS HOUSE HOTEL

Apartment Alteration
187 MAIN STREET
WHITEWATER, WI. 53190
July 19th, 2024



CONCRETE LANDING

SLOPED CONCRETE WALK 1:20

CITY SIDEWALK

Scale: 1/8" = 1'-0"
Date: _____
Sheet No. _____

2ND STREET

CITY SIDEWALK

78FT

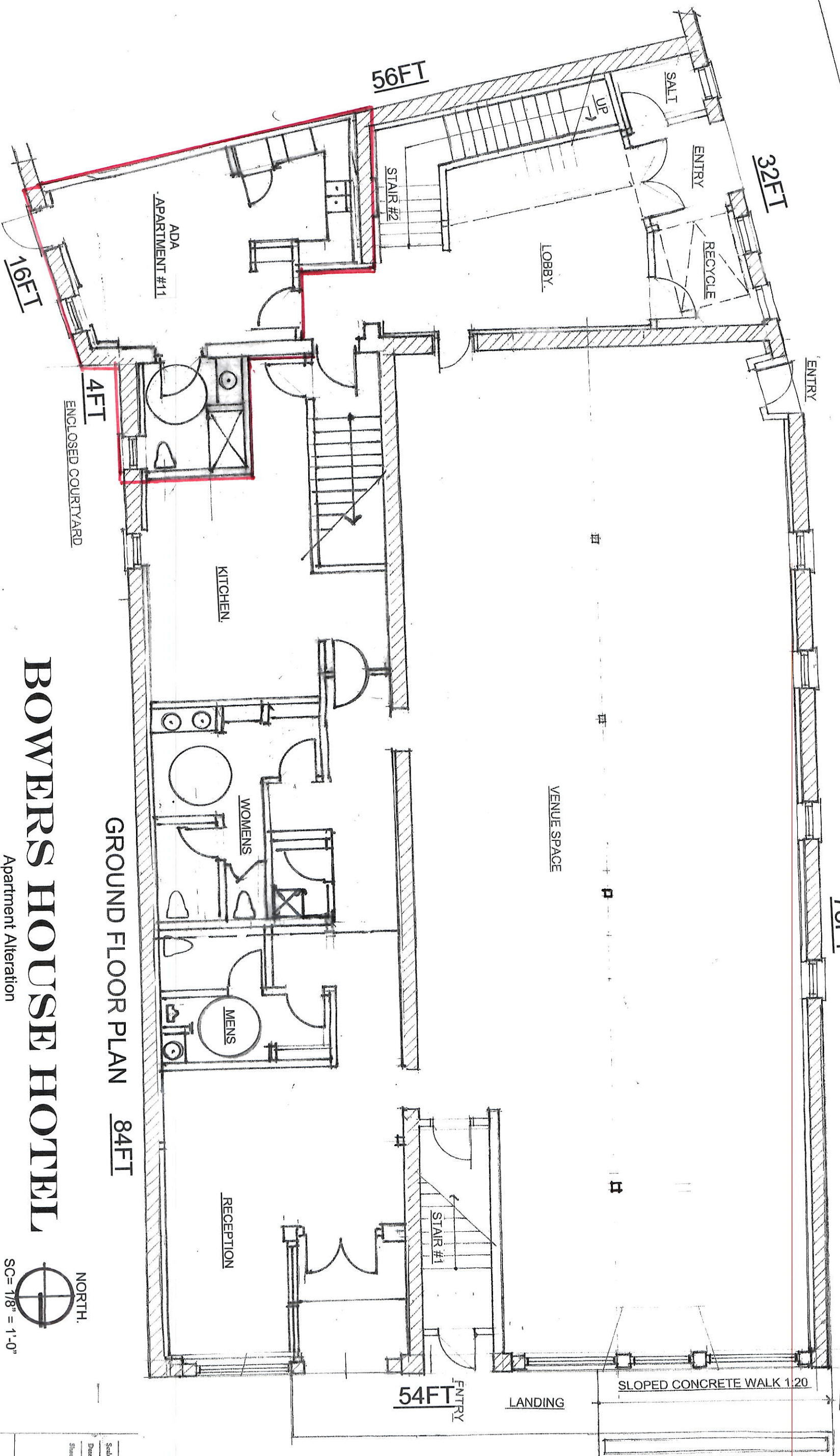
DN



Michael Peine
Architects
Commercial - Industrial
Design/Build Partnering
4617 N. Idemco Ave.
Waukesha, WI 53211
(262) 576-5537 Phone
e-mail: mpeine@mpa.com

MAIN STREET

CITY SIDEWALK



GROUND FLOOR PLAN 84FT

BOWERS HOUSE HOTEL

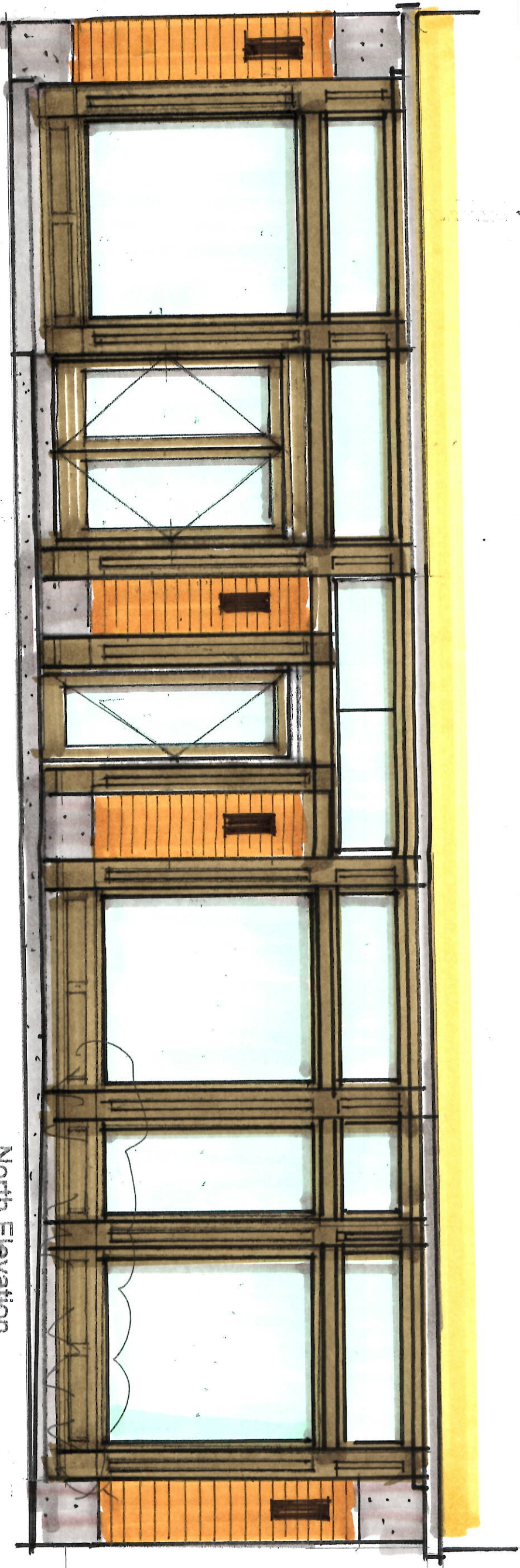
Apartment Alteration
187 MAIN STREET
WHITEWATER, WI, 53190
July 19th, 2024



5 of 12

Scale	1/8" = 1'-0"
Date	
Sheet No.	

12/13/2023 10:44:42 PM



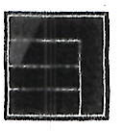
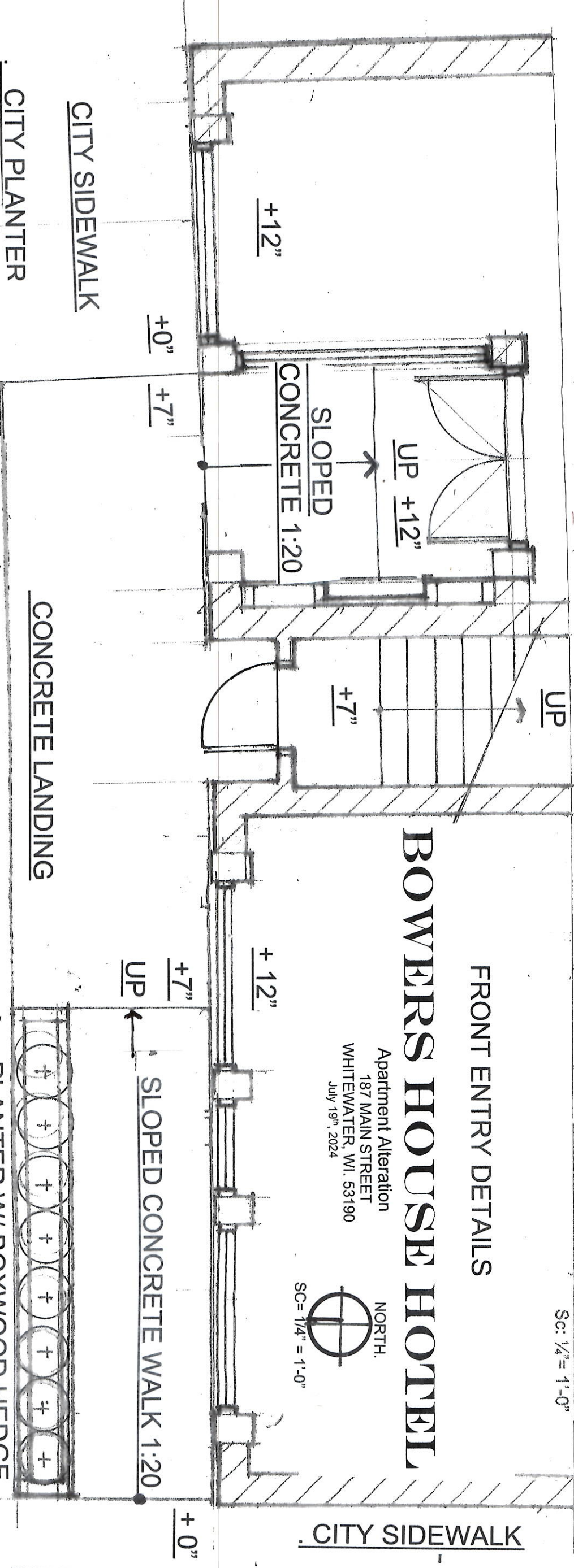
North Elevation

Sc: 1/4" = 1'-0"

FRONT ENTRY DETAILS

BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI. 53190
 July 19th, 2024



Michael Peine
Architects
 Commercial - Industrial
 Design/Build Partnering

4817 N. Island Ave
 Whitefish Bay, WI 53211
 (608) 516-0531 Phone

e-mail: mpeine@wi.a.com

PROJECT:

BOWERS HOUSE HOTEL
 Apartment Alteration

OWNER:

Greg Abrahamian

PROJECT ADDRESS:

187 W Main Street
 Whitewater, WI 53190

CONTRACTOR:

CONTACT:

Drawing Issues Schedule:

No.	Description	Date

General Notes:

Contractor to field verify all dimensions, levels and locations prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

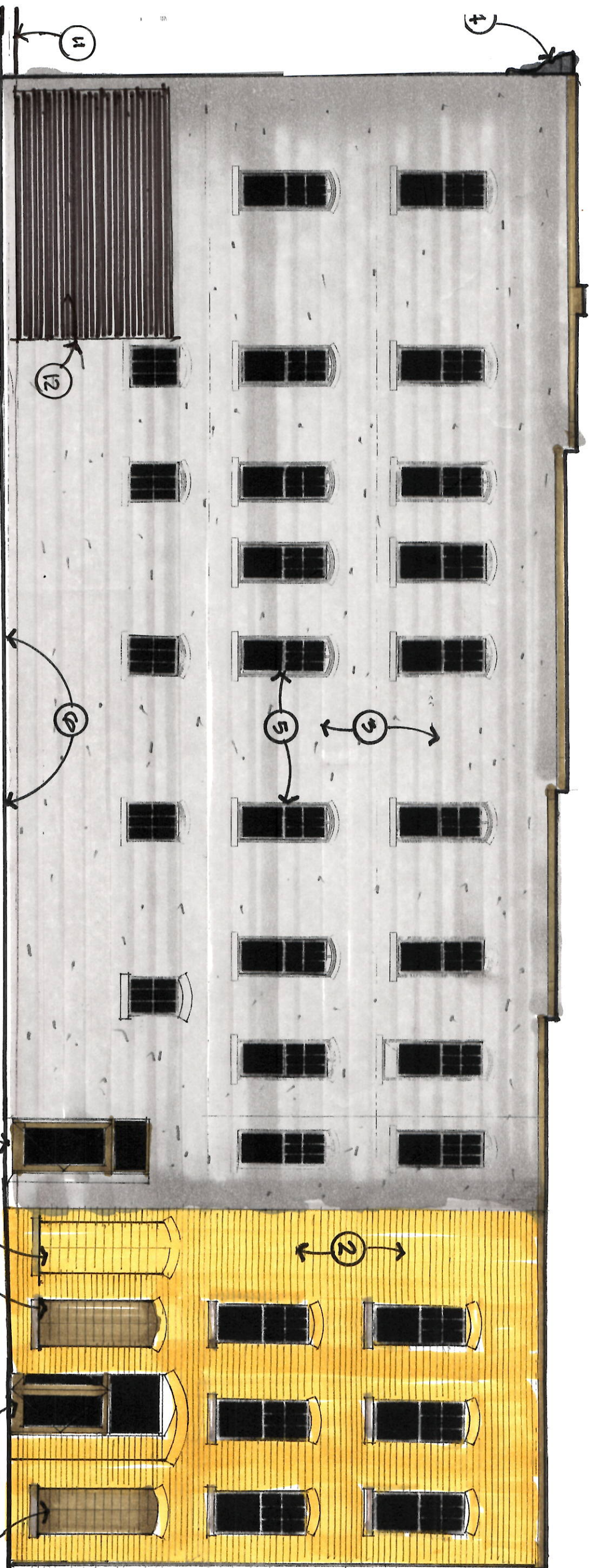
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Scale: 1/4" = 1'-0"
 Date: _____
 Sheet No. _____



Notes:

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6. EXISTING CITY CONCRETE SIDEWALK PAVING AT GRADE ADJACENT BUILDING
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8. NEW SPANDRAL GLASS / FIELD FOR FUTURE SIGNAGE
9. NEW CARRIAGE LIGHTS
10. ADA RAMP
11. "1 LOVE WHITWATER" GRAPHIC
12. NEW BLACK CORRUGATED METAL SIDING
14. BREAKMETAL LOUVERS

WEST ELEVATION

BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI. 53190
 July 19th, 2024



Michael Peine Architects
 Commercial - Industrial
 Design/Build Partnering

4817 N. Highland Ave.
 Whitefish Bay, WI 53211
 (608) 516-0537 / Phone

e-mail: mpeine@mlr.ym

PROJECT:

BOWERS HOUSE HOTEL
 Apartment Alteration

OWNER:

Greg Apprahamian

PROJECT ADDRESS:

187 W Main Street
 Whitewater, WI 53190

CONTRACTOR:

CONTRACT:

Drawing Issuance Schedule:

No.	Description	Date

General Notes:

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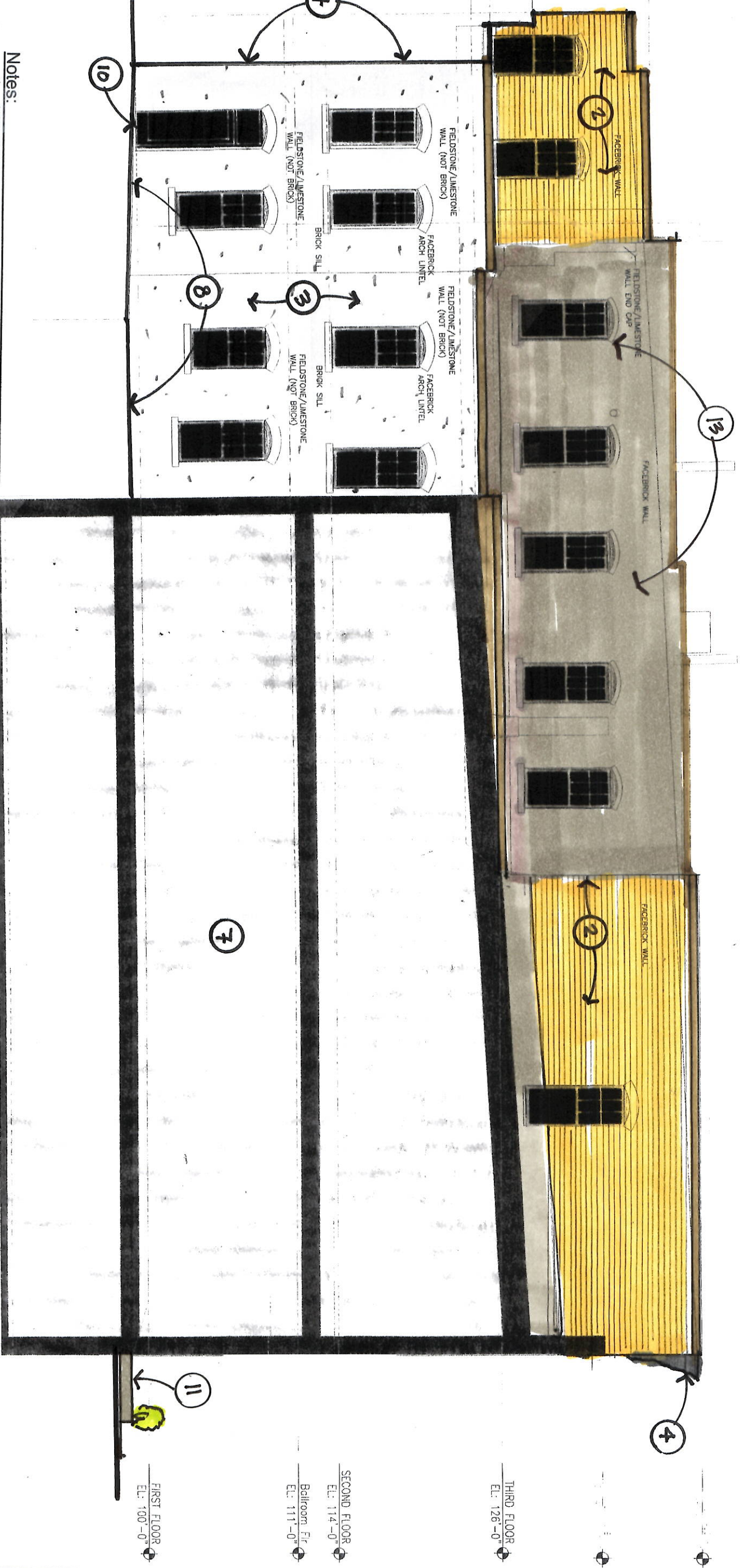
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Scale: 1/4" = 1'-0"

Date:

Sheet No.:



- Notes:**
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 10. NEW CARRIAGE LIGHTS
 11. ADA RAMP
 12. "I LOVE WHITWATER " GRAPHIC
 13. NEW BLACK CORRIGATED METAL SIDING
 14. BREAKMETAL LOUVERS

EAST ELEVATION

BOWERS HOUSE HOTEL

Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI. 53190
 July 19th, 2024

EXISTING BUILDING

THIRD FLOOR
 EL: 126'-0"

SECOND FLOOR
 EL: 114'-0"

Bedroom F.
 EL: 111'-0"

FIRST FLOOR
 EL: 100'-0"



Michael Peine Architects
 Commercial - Industrial
 Design/Build Partnering

4517 N. Idlewild Ave.
 Whitfish Bay, WI 53211
 (608) 516-0531 Phone

e-mail: mpeine@mpr.com

PROJECT:
 BOWERS HOUSE HOTEL
 Apartment Alteration

OWNER:
 Greg Abrahamian

PROJECT ADDRESS:
 187 W Main Street
 Whitewater, WI 53190

CONTRACTOR:
 CONTACT:

Drawing Issuance Schedule:

No.	Description	Date

General Notes:
 Contractor to field verify all dimensions, levels and details prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

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Stamp:
 Sheet Title:

Scale: 1/4" = 1'-0"
 Date: 04/15/2024
 Sheet No:

TaxKey	Owner1
/OT 00009	MARY E KETTERHAGEN
/OT 00013	CITY OF WHITEWATER
/OT 00013A	GREGORY APRAHAMIAN
/OT 00014	DRILON LLC
/OT 00017	172 MAIN LLC
/OT 00018	WHITEWATER RENTALS LLC
/OT 00019	WHITEWATER RENTALS LLC
/OT 00020	WHITEWATER RENTALS LLC
/OT 00021	DAVID E SAALSAA
/OT 00022	CENTER STREET RENTALS LLC
/OT 00023	CITY OF WHITEWATER
/OT 00024	CITY OF WHITEWATER
/OT 00026	JERMAN PROPERTIES LLC
/OT 00027	LIVING WORD FELLOWSHIP OF WHITEWATER INC
/OT 00028	CITY OF WHITEWATER
/OT 00031	ST JOHN LODGE 57 F. & A. M.
/OT 00053	FIRST CITIZENS STATE BANK
/OT 00053A	FIRST CITIZENS STATE BANK
/OT 00054	FIRST CITIZENS STATE BANK
/OT 00055	FIRST CITIZENS STATE BANK
/OT 00055A	FIRST CITIZENS STATE BANK
/OT 00056	FIRST CITIZENS STATE BANK
/OT 00057	FIRST CITIZENS STATE BANK
/OT 00058	FIRST CITIZENS STATE BANK
/OT 00059	FIRST CITIZENS STATE BANK
/OT 00060	FIRST CITIZENS STATE BANK
/OT 00061	FIRST CITIZENS STATE BANK
/OT 00062	STEPHEN W FAIRCHILD
/OT 00065	STONEGATE MANAGEMENT LLC
/OT 00067	DIANE L TRAMPE
/OT 00068	FIRE STATION 1 LLC
/OT 00069	CHERYL A BRESNAHAN
/OT 00070	BOWERS HOUSE LLC
/OT 00071	WHITEWATER RENTALS LLC
/OT 00072	JORGE ISLAS MARTINEZ
/OT 00073	MEXSAL LLC
/OT 00074	HBCK LLC
/OT 00075	DLK ENTERPRISES INC
/OT 00080	AUREL BEZAT
/OT 00081	KD WILCOX INVESTMENTS LLC
/OT 00082	KD WILCOX INVESTMENTS LLC
/OT 00083	HAWKS NEST APARTMENTS LLC
/OT 00084	BULLDOG INVESTMENTS LLC
/OT 00126	HANTROPP PROPERTIES LLC
/OT 00127	HANTROPP PROPERTIES LLC
/OT 00129	STEVE O'S LLC

/OT 00131 RODRIGUEZ PROPERTIES II LLC
/OT 00132 RODRIGUEZ PROPERTIES II LLC
/OT 00133 RODRIGUEZ PROPERTIES II LLC
/OT 00134 VAS 135 W CENTER LLC
/OT 00135 MIQIS LLC
/OT 00136 MARIETTA RENTALS LLC
/OT 00137 MARIETTA RENTALS LLC
/OT 00138 WHITEWATER RENTALS LLC
/OT 00139 WHITEWATER RENTALS LLC
/OT 00140 CITY OF WHITEWATER
/OT 00141 WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M
/OT 00141A CITY OF WHITEWATER
/OT 00142 WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M
/OT 00145 WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M
/OT 00169 WATERTOWN SAVINGS & LOAN
/OT 00170 US OF AMERICA
/OT 00171 BUEHLER LAW OFFICE LLC
/OT 00172 ROBERT R ARDELT
/OT 00173 RODRIGUEZ PROPERTIES II LLC
/OT 00173A CENTER STREET RENTALS LLC
/OT 00173B RODRIGUEZ PROPERTIES II LLC

Owner2	Address1
KETTERHAGEN TRUST	1631 PEARSON CT
	312 W WHITEWATER ST
TAMMY J APRAHAMIAN	S107 W30511 SANDY BEACH RD
	168 W MAIN ST
	S107W30511 SANDY BEACH RD
	S107W30511 SANDY BEACH RD
	S107W30511 SANDY BEACH RD
	S107W30511 SANDY BEACH RD
	184 W MAIN ST #3
	W9597 BREIDSAN DR
	312 W WHITEWATER ST
	312 W WHITEWATER ST
	PO BOX 616
	212 W MAIN ST
	312 W WHITEWATER ST
F&AM	266 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	207 W MAIN ST
	126 W CENTER ST
	S107 W30511 SANDY BEACH RD
	138 CENTER ST
	138 W CENTER ST
MICHAEL J BRESNAHAN JR	117 S SECOND ST
	S107W30511 SANDY BEACH RD
	S107W30511 SANDY BEACH RD
	565 S FRANKLIN ST
	565 S FRANKLIN ST
	2924 CANDLEWOOD DR
	PO BOX 239
DANIELA BEZAT	751 CAMBRIDGE DR
	PO BOX 440
	PO BOX 440
	9945 N VALLEY HILL DR
	109 S FIRST ST
GREGORY CONDOS	158 W WHITEWATER ST
GREGORY CONDOS	158 W WHITEWATER ST
	156 W WHITEWATER ST

N9707 N MCCORD RD
N9707 N MCCORD RD
N9707 N MCCORD RD
S52W23080 HUNTERS HOLLOW
11337 E COUNTY RD N
123 W CENTER ST
123 W CENTER ST
S107W30511 SANDY BEACH RD
S107W30511 SANDY BEACH RD
312 W WHITEWATER ST
PO BOX 239
312 W WHITEWATER ST
PO BOX 239
PO BOX 239
433 MAIN ST

VI.ST.P.& P. RR CO.

VI.ST.P.& P. RR CO.

VI.ST.P.& P. RR CO.

%ASSOCIATED BANK MS8227

266 LAKEVIEW DR
835 W WALWORTH AVE
N9707 N MCCORD RD
W9597 BREIDSAN DR
N9707 N MCCORD RD

WHITEWATER	WI	531900000
WHITEWATER	WI	531900000
WHITEWATER	WI	531900000
WAUKESHA	WI	53189
WHITEWATER	WI	53190
WHITEWATER	WI	53190
WHITEWATER	WI	53190
MUKWONAGO	WI	53149
MUKWONAGO	WI	53149
WHITEWATER	WI	53190
WHITEWATER	WI	53190
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WHITEWATER	WI	53190
GREEN BAY	WI	543010000
WHITEWATER	WI	53190
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WHITEWATER	WI	53190
WHITEWATER	WI	531900000