



Plan & Architectural Review Meeting

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

Monday, December 11, 2023 - 6:00 PM

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

Plan & Architectural Review Commission
Dec 11, 2023, 6:00 – 8:00 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/642440733>

You can also dial in using your phone.
Access Code: 642-440-733
United States: [+1 \(571\) 317-3122](tel:+15713173122)

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

APPROVAL OF AGENDA

A councilmember 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.

- [1.](#) Minutes for November 13, 2023.

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.](#) Public Hearing Regarding Consideration of Conditional Use Permit (CUP) to allow for Uhaul rentals for Ace Hardware located at 1415 W Main Street, Parcel # /A487200001

PLAN REVIEWS

- [3.](#) Conceptual Plan Review of possible subdivision located on Elkhorn Road for Russell Walton Parcel # WUP 00346
- [4.](#) Site Plan Review and Possible Approval of Proposed Contractor shops located at the corner of N. Prospect and Endeavor Tax Parcel # 292-0515-3434-001 for Becker & Bolton.

FUTURE AGENDA ITEMS

NEXT MEETING DATE

- 5. Next Meeting is January 8, 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 Director
312 W. Whitewater Street
Whitewater, WI 53190
or ppronce@whitewater-wi.gov

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



Plan & Architectural Review Meeting Item 1.

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MINUTES

CALL TO ORDER

Meeting was called to order by Chairman Miller at 6:00 p.m.

ROLL CALL

Present: Andrew Crone, Neil Hicks, Carol McCormick, Thomas Miller, Bruce Parker

Absent: Sherry Stanek

HEARING OF CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION MINUTES OF OCTOBER 9, 2023.

1. Approval of Minutes from October 9, 2023

Hicks motioned for Approval of October 9, 2023 with correction of Dollar Tree, Landscaping Plan to be approved by Urban Forestry Commission with a second from McCormick. Ayes: A. Crone, N. Hicks, C. McCormick, T. Miller, B. Parker, B. Schanen. Motion passed unanimously.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Public Hearing Regarding Consideration of A Conditional Use Permit (CUP) for Proposed Residential Units on Second Floor to be located at 209 S. Taft Street, Parcel # /HAS 00046

Donald Dunlap, Executive Director was present for the applicant. Question was asked if there was a code requirement for number of bathrooms. Motion was made by Schanen to approve with conditions in the planners report of:

- Applicant must adhere to city ordinances concerning lighting, landscaping, and

buffering and work with city staff to ensure compliance.

- Applicant must include a Knox Box on the outside of the building.
- Applicant must follow all city ordinances regarding signage.
- Any dumpsters must be screened from view.
- Open space shall be maintained per code at all times.
- Unrelated persons shall not exceed 4 at any time.

Seconded by A. Crone. Ayes: A. Crone, N. Hicks, C. McCormick, T. Miller, B. Parker, B. Schanen. Motion passed unanimously.

3. Site Plan Review and Possible Approval of Interior Plans for Starbucks located at 1280 W. Main Street, Parcel #/A170900002.

N. Hicks motioned for approval, with a second for B. Schanen. Ayes: A. Crone, N. Nicks, C. McCormick, T. Miller, B. Parker, B. Schanen. Motion passed unanimously.

FUTURE AGENDA ITEMS

4. Rezoning of Mound Meadows from R-1 to R-2 for zero lot line duplexes. Developer currently doing soil borings and survey. **To Be Determined.**

NEXT MEETING DATE

5. Next Commission Meeting is December 11, 2023.

ADJOURNMENT

Chairman Miller adjourned the meeting at 6:15 p.m.

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

send their comments to:

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

MEMORANDUM

To: City of Whitewater Plan and Architectural Review
Committee

From: Allison Schwark, Zoning
Administrator

Date: December 11, 2023

Re: Conditional Use Permit for 1415 W. Main Street Tax Parcel # A301400002

Summary of Request	
Requested Approvals:	Conditional Use to allow for rentals of U-Haul vehicles at location
Location:	1415 W Main Street, Tax Parcel #A301400002
Current Land Use:	Hardware Store
Proposed Land Use:	Hardware Store with U-Haul rentals
Current Zoning:	B-1
Proposed Zoning:	B-1
Future Land Use, Comprehensive Plan:	Community Business

Description of the Proposal

The existing Ace Hardware store located at 1415 W Main Street is requesting to expand business operations by offering U-Haul rentals to the public. The use of rental services are only allowed by Conditional Use within the B-1 zoning district.

Planner’s Recommendations

Staff recommends **approval** of the Conditional Use Permit for U-Haul rentals at 1415 W Main Street, Whitewater, WI with the following conditions:

- There shall be no increase in environmental emission (noise, odor, waste)
- U-Haul trucks and trailers should be limited to a maximum of 8 on site at any time.
- All rental truck maintenance and service shall be performed off site.
- All U-Haul trucks shall not be parked directly in front of the building, or in a fire lane for longer than one hour.
- Rental Truck parking shall be limited to hard surfaces and pavement only.
- All signage and advertisement shall be approved by the zoning officer and be fully compliant with the City of Whitewater Signage Ordinance.
- All rental trucks on site shall be fully licensed, registered, and operable.
- A copy of the approved Conditional Use Permit with conditions shall be posted on the premises, and available upon request.
- All lighting shall be in accordance with the City of Whitewater Lighting Ordinance.
- Business shall work in full cooperation with the City of Whitewater Police Department to ensure all safety measures are taken.
- After regular business hour drop off or pick up shall not disturb any neighboring property, business, or community member.
- Any other conditions stipulated by the PARC.

Print

Conditional Use Permit Application - Submission #686

Date Submitted: 11/9/2023

City of Whitewater

Conditional Use Permit Application

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

NOTICE:

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

Address of Property*

1415 West Main

City*

Whitewater

State*

WI

Zip Code*

53190

Owner's First Name*

Niemann Holdings, LLC

Owner's Last Name*

dba Ace Hardware

Applicant's First Name*

Shan

Applicant's Last Name*

Clevenger

Mailing Address*

1501 North 12th Street

City*

Quincy

State*

IL

Zip Code*

62301

Item 2.

Phone Number*

2172215661

Fax Number

Email Address*

sclevenger@niemannfoods.com

Existing and Proposed Uses:

Current Use of Property*

Ace Hardware Retail - Avg. 4 employees per day

Zoning District*

B-1

Proposed Use:*

Renting U-Hauls

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/drainage 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:*

U-Hauls will be sitting on the parking lot and will merely create the additional average traffic of one or two vehicles per day.

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

No changes required. There is adequate parking.

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: *

Rental U-Hauls are in compliance with all city, county, state, and federal ordinances or statues.

Item 2.

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

Rental U-Hauls will not change the operations of the Ace Hardware store which already sells rental equipment.

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

Applicant's Signature*

Date

Shan Clevenger

11/9/2023

Plot Plan Upload

No file chosen

Plan Upload

No file chosen

Lighting Plan Upload

No file chosen

Landscape Plan Upload

No file chosen

File Upload

No file chosen

File Upload

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 box for Filed on]

Received by:

[Empty box for Received by]

Receipt #

[Empty box for Receipt #]

Application reviewed by staff members

[Empty box for Application reviewed by staff members]

3. Class 2 Notice published in Official Newspaper on

[Empty box for Class 2 Notice published in Official Newspaper on]

4. Notices of Public Hearing mailed to property owners on

[Empty box for Notices of Public Hearing mailed to property owners on]

Plan Commission holds the PUBIC HEARING on

[Empty box for Plan Commission holds the PUBIC HEARING on]

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

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

ACTION TAKEN

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 2.

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 it's reaction before formally submitting your development review application.

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

HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

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

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

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*

Shan

Last Name*

Clevenger

Applicant's Mailing Address

1501 N 12th Street

City*

Quincy

State*

IL

Zip Code*

62301

Applicant's Phone Number*

217-221-5661

Fax Number

Item 2.

Applicant's Email Address*

sclevenger@niemannfoods.com

Project Information

Name/Description of Development*

Append renting of U-Hauls to existing Ace Hardware retail operations.

Address of Development Site*

1415 West Main Street, Whitewater, WI 53190

Property Owner Information (if different from applicant):

Property Owner's First Name

Niemann Holdings, LLC

Last Name

dba Ace Hardware

Property Owner's Mailing Address

1501 N 12th Street

City

Quincy

State

IL

Zip Code

62301

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

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

A. Application fee

B. Expected planning consultant review cost

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

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

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

-- Select One --

Balance of costs

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

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

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

Signature of Applicant/Petitioner*

Date

Shan Clevenger

11/9/2023

Signature of Property Owner (if different)

Date

mm/dd/yyyy

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 11, 2023

Re: Conceptual Review for Subdivision

Summary of Request	
Requested Approvals:	Conceptual Review
Location:	Walton Way Hwy 12/Elkhorn Road /WUP 00349
Current Land Use:	Vacant Property
Proposed Land Use:	Mixed Housing Development
Current Zoning:	Agricultural Transition (AT)
Proposed Zoning:	PUD
Future Land Use, Comprehensive Plan:	Community Business

Description of the Proposal

The property owner, Russell Walton, is seeking a preliminary concept review for a future subdivision to be established with mixed housing on Elkhorn Road more precisely identified by tax key: /WUP 00349. The future subdivision would entail a mix of single-family housing, duplex or townhomes, as well as multi-family housing. The conceptual site plan submitted shows 29 parcels to be developed for residential use, and 1 parcel to be used for proper stormwater management.

Staff Review

The parcel is currently zoned AT, Agricultural Transition district, which would not be a feasible zoning district for this project. Given the unique nature of the mixed housing development, staff recommends a proposed rezone to a PD, Planned Development.

The planned development (PD) district is established to promote improved environmental design and innovative uses of land in the city. To this intent, this district allows variation in the relationship of uses, structures and open spaces in developments conceived and implemented as cohesive, unified projects.

The PD district is intended to allow desirable innovative development activities that demonstrate cohesive site planning, higher quality urban design, architectural design, and public places. This district is also intended to

facilitate developments which would add substantially to the net economic value of the community (as determined by measuring the expected short-term and long-term costs and revenues). This district is not intended solely to simply circumvent the intent of other zoning districts, or to seek variance from other district regulations, or to avoid practices consistent with the general health and social and economic value of the neighborhood or immediate context.

In the PD district, there shall be no specified lot area, lot width, yard, height, parking or open space requirements. Recommendations to be discussed are defined by Section 19.39.040. Any lot, building, yard, or parking requirements approved by the city as part of a PD general development plan or specific implementation plan shall be construed to be and enforced as part of this title.

The Future Land Use is currently specified as Community Business, which does promote the new development of Residential Uses.

This future land use designation includes commercial and office land uses intended to serve local and some regional shopping and service needs, generally located in relative proximity to residential areas and major traffic routes. Community Business areas may also include new residential uses meeting the standards of the City's R-3 zoning district or PD district.

When considering future rezoning requests, the existing City zoning districts most appropriate to implement this future land use designation include the B-1 Community Business District and the PD Planned Development District.

When reviewing proposals for Community Business development, carefully consider pedestrian and bicycle accessibility, including the installation of bike racks, the provision of pedestrian amenities such as sidewalk connections.

Encourage and promote high quality design for all Community Business development.

Staff Recommendations

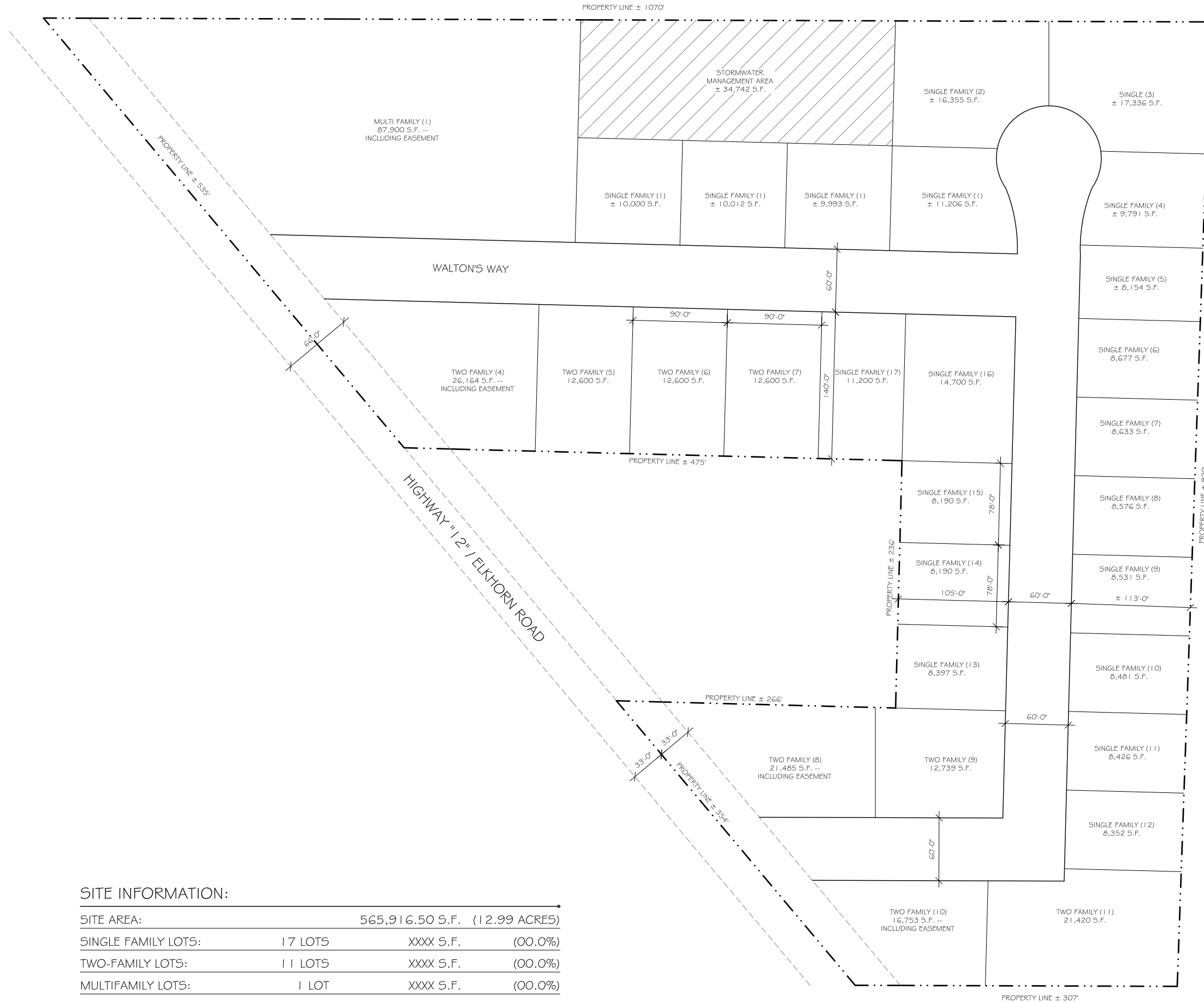
Staff recommends the PARC **accept or approve** the conceptual review and encourage the developer to complete the following:

1. Apply for a rezone to PD, Planned Development, and submit a General Development Plan and Specific Implementation Plan for approval.
2. Apply for a preliminary Plat Review.
3. Apply for a final Plat Review.
4. Consider any other feedback or conditions as stipulated by the PARC.

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

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY NOT
FOR CONSTRUCTION



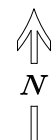
SITE INFORMATION:

SITE AREA:	565,916.50 S.F. (12.99 ACRES)		
SINGLE FAMILY LOTS:	17 LOTS	XXXX S.F.	(00.0%)
TWO-FAMILY LOTS:	11 LOTS	XXXX S.F.	(00.0%)
MULTIFAMILY LOTS:	1 LOT	XXXX S.F.	(00.0%)

20
SP1

SITE PLAN

SCALE: 1" = 50'-0"
2023\WALTON SUBDIVISION\MS-DRAWINGS.DWG
DATE: 7/13/2023



Item 3.

Design Alliance Architects,
1003 Madison Avenue
Fort Atkinson, WI (920)

WALTON'S WAY
HWY 12 / ELKHORN RD
WHITEWATER, WI 53190

DRAWING NAMES

SITE PLAN

REVISIONS

PROJECT DATA

DATE: 8/1/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

SP-22

Print

Plan Review Application Form - Submission #647

Date Submitted: 10/12/2023

City of Whitewater
312 W. Whitewater Street
P.O. Box 178
Whitewater, WI 53190
262-470-0540
www.whitewater-wi.gov

Application for Plan Review

NOTICE

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

Please complete the following application. Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

One (1) Full Size copy, Fifteen (15) 11x17 copies and 1 Electronic Copy (include color where possible) All plans should be drawn to scale; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

IDENTIFICATION AND INFORMATION ON APPLICATION

Applicant's First Name*

Russell

Applicant's Last Name*

Walton

Applicant's Address*

1005 W. Main Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-473-8646

Item 3.

Email Address*

rrwalton@rrwalton.com

Owner of site, according to current property tax records (as of the date of the application):

Riley Ventures LLC

Street Address of property:*

Elkhorn Road

Legal Description (Name of subdivision, block and Lot or other Legal Description):*

N 15 A OF THAT PT. NW 1/4 NE 1/4 N & E OF HWY. SEC 10 T4N R15E. EXC
GSM 503. 12.99 A M/L CITY OF WHITEWATER ANNEXED UNDER #712441
OMITS D W 10-2

Agent or Representative assisting in Application (Engineer, Architect, Attorney, etc.)

First Name

Last Name

Name of Firm:

Firm Address

City

State

Zip Code

Phone Number

Fax Number

Email Address

Name of Contractor:

Item 3.

RR Walton & Company LTD

Has either the applicant or owner had any variances issued to them, on any property?*

Yes.

No.

If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Current Land Use:

Principal Use:

Farm land

Accessory or Secondary Uses:

Proposed Use

Subdivision - Single and multi family housing 1 multi family lot , 11 - 2 family lots, 17- single family lots

No. of occupants proposed to be accomodated:

80

No. of employees:

0

Zoning District in which property is located:

City of Whitewater Zoned AT

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which property is located:

AT - Agricultural Transition

Item 3.

PLANS TO ACCOMPANY APPLICATION

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

PLOT PLAN

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

STANDARDS

A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located. Applicant's explanation: *

Yes the minimum standards for the district will be meet.

B. The proposed development will be consistent with the adopted city master plan. Applicant's explanation:*

Yes this meets the the City's master plan.

C. The proposed development will be compatible with and preserve the important natural features of the site. Applicant's explanation:*

Right now this is vacant land. There are no natural features on the site at this time.

D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property. Applicant's explanation:*

Will not create a nuisance and should increase property values rather than decrease.

E. The proposed development will not create traffic circulation or parking problems. Applicant's explanation:*

There will be 2 entrances to the subdivision. Traffic circulation is not a problem.

F. The mass, volume, architectural features, materials and/or setbacks of proposed structures, additions, or alterations will appear to be compatible with existing buildings in the immediate area. The Applicant's explanation:*

There are other subdivisions to the North West of this area.

Item 3.

G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted. Applicant's explanation:*

N/A

H. The proposed structure, addition, or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties. Applicant's explanation:*

Sunlight or solar access will not be reduced to any adjoining properties.

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction, commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased

Applicant's Signature*

Date

Russell R. Walton

10/12/2023

Plot Plan Upload

Waltons Way.pdf

Plan Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City

Receipt No.

[Empty box for Date Application Fee Received by City]

[Empty box for Receipt No.]

Received by:

[Empty box for Received by:]

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date of notice sent to owners of record of opposite & abutting properties:

Date set for public review before Plan & Architectural Review Board:

[Empty box for Date of notice sent to owners of record of opposite & abutting properties:]

[Empty box for Date set for public review before Plan & Architectural Review Board:]

Item 3.

ACTION TAKEN

Plan Review

Granted

Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION;

Signature of Plan Commission Chairman

Date

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 response to such questions or requests in a timely manner.

FOR MORE COMPLEX PROJECTS, SUBMIT YOUR PROJECT CONCEPTUAL REVIEW

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

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

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

HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

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

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

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 begin 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 permitted 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-\$400-\$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

Item 3.

Typically between \$200-\$400

Note on Potential Additional Review Costs:

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 also be assigned to the development review application. 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

Applicant's Information

First Name*

Russell

Last Name*

Walton

Address*

1005 W. Main Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-473-8646

Fax Number

Item 3.

Email Address*

rrwalton@rrwalton.com

Name/Description of Development*

Walton's Way / Subdivision with multi, two family and single family lots

Address of Development Site*

/WUP 00349 - Elkhorn Road

Tax key Number(s) of Site

/WUP 00349

Property Owner Information (if different from applicant):

First Name

Last Name

Address

City

State

Zip Code

Item 3.

SECTION B: APPLICANT/PROPERTY OWNER COST OBLIGATIONS To be filled out by the City's Neighborhood Services Director

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

A. Application fee

B. Expected planning consultant review cost

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

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

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

-- Select One --



The balance of the applicant's costs, not due at the 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 the 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*

Date

10/12/2023

Signature of Property Owner (if different)

Date

mm/dd/yyyy

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 11, 2023

Re: Conceptual Review for Subdivision

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	Prospect Drive Parcel # 292-0515-3434-001
Current Land Use:	Vacant Property
Proposed Land Use:	Commercial Contractor Shops/ Business workshops
Current Zoning:	M-1
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Business/Industrial Park

Site Plan Review

The applicant is requesting a Site Plan Review for commercial new construction in the Business Park for Contractor Shops, to be utilized by several different companies in need of business space. The proposed project on the corner of Prospect and Endeavor includes 7 new buildings, stormwater management systems, and 2 ingress egress points, with parking throughout.

19.36.040 - Lot area.

Minimum lot area in the M-1 district is twenty thousand square feet.

Site Plan appears to be in full compliance with the following.

19.36.050 - Lot width.

Minimum lot width in the M-1 district is one hundred fifty feet.

Site Plan appears to be in full compliance with the following.

19.36.060 - Yard requirements.

Minimum yard requirements for the M-1 district are:

- A. Front, thirty feet;

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

Site Plan appears to be in full compliance with the following.

19.36.070 - Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental features shall follow principles of sustainability and environmental quality and shall locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

Site Plan appears to be in full compliance with the following.

19.36.080 - Building height.

Maximum building height in the M-1 district is one hundred feet, with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district.

The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

Site Plan appears to be in full compliance with the following.

19.51.130 - Number of parking stalls—General requirements.

Manufacturing and processing plants, laboratories and warehouses = 1 stall for each 2 employees working per shift

Retail and service, commercial = 1 stall for each 250 square feet of primary floor area

Site Plan does not appear to be in compliance.

Each 50X50 building is 2,500square feet requiring **10 parking stalls per building, with a total of 70 parking stalls. The proposed site plan depicts 36 parking stalls.**

- A. **A party may apply to the plan and architectural review commission for a permit allowing less than the number of stalls required herein, but not less than one stall per five hundred square feet of primary floor area for retail and commercial service uses.**
- B. The commission may grant such a permit if it is not against the best interest of the public.
- C. Even if a permit is granted, the applicant shall be required to have sufficient land and a plan to install the maximum required stalls under this section should it become necessary, except within the PD zoning district.
- D. The permit may be revoked at any time by the commission upon notice and hearing if good cause is shown for the revocation of the permit. Within a PD district only, adjacent on-street parking may apply toward the minimum parking requirements, if approved by the plan commission.

Planner's Recommendations

1) Staff recommends that Plan Commission **APPROVE** the Site Plan 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) Applicant requests approval for reduced parking which shall not be less than one stall per five hundred square feet of primary floor area.
- d) Any conditions stipulated by the PARC.

<p align="center">Site Plan Review for: Becker and Bolton, LLC Contractor Shops</p>		
<p align="center"><i>Plan Review Standards per Section 1919.63.100:</i></p>		
<p align="center">STANDARD</p>	<p align="center">EVALUATION</p>	<p align="center">COMMENTS</p>
<p>1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located</p>	<p>Yes</p>	<p>The proposed use is surrounded by M-1 uses.</p>
<p>2. The proposed development will be consistent with the adopted city comprehensive plan</p>	<p>Yes</p>	<p>Comp plan shows area marked for business/industrial.</p>
<p>3. The proposed development will be compatible with and preserve the important natural features of the site</p>	<p>Yes</p>	<p>Site contains little in the way of natural features.</p>
<p>4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property</p>	<p>Yes</p>	<p>The proposed use is consistent with the Comprehensive Plan.</p>
<p>5. The proposed development will not create traffic circulation or parking problems</p>	<p>No</p>	<p>The project is consistent with the use requirements of the M-1 District, however does not currently meet parking requirements.</p>

<p>6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area</p>	<p>Yes</p>	<p>The building will fit and augment its surrounding area.</p>
<p>7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted</p>	<p>N/A</p>	<p>N/A</p>
<p>8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties</p>	<p>Yes</p>	<p>The structure will not affect the sun and light.</p>

CONTRACTOR SHOPS

NEW CONTRACTOR BUILDING

WHITEWATER, WISCONSIN

DESIGN CODE

IBC 2015 WITH WISCONSIN AMENDMENTS

DRAWING INDEX

- C1 PROJECT INFO, PLAN INDEX
- S1 SITE PLAN / EROSION CONTROL
- S2 SITE WORK DEATILS
- G1 GRADING PLAN / DETAILS
- L1 LANDSCAPE PLAN
- A1 CB1 - CB2 - CB3 FOUNDATION, FOUNDATION DETAILS
- A2 CB4 - CB5 FOUNDATION
- A3 CB6 FOUNDATION PLAN, SLAB DETAILS
- A4 CB7 FOUNDATION
- A5 CB1 - CB2 - CB3 FLOOR PLANS, TYPICAL DOOR SCHEDULE, RESTROOM ELEVATIONS
- A6 CB4 - CB5 FLOOR PLANS,
- A7 CB6 FLOOR PLANS,
- A8 CB7 FLOOR PLANS,
- A9 CB1 - CB2 - CB3 ELEVATIONS
- A10 CB4 - CB5 ELEVATIONS
- A11 CB6 ELEVATIONS
- A12 CB7 ELEVATIONS
- A13 WALL SECTIONS

PROJECT INFORMATION

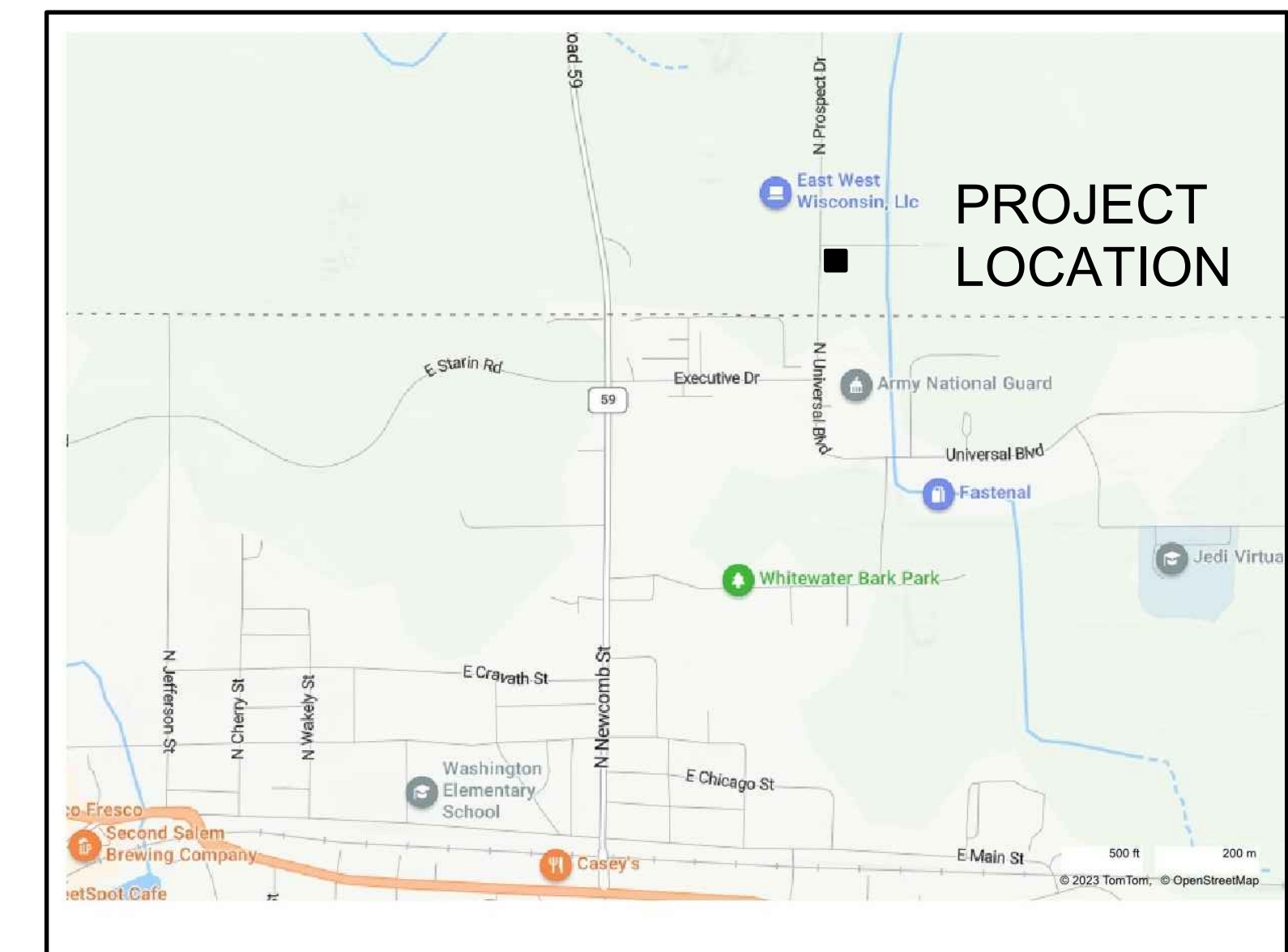
CONSTRUCTION TYPE: TYPE VB
 NON HEATED
 SEE FLOOR PLANS
 1

BUILDING FOOT PRINT NO. OF FLOORS

SPRINKLED NONE
 SOIL BEARING 3000 psi

DESIGN CRITERIA

1. ROOF LOAD
 - GROUND SNOW LOAD / ROOF SNOW LOAD 30 PSF / 25 PSF
 - IMPORTANCE FACTOR (I) 1.0
 - EXPOSURE FACTOR (Ce) 0.9
 - THERMAL FACTOR (Ct) 1.0
2. WIND LOAD, METHOD: SIMPLIFIED PROVISION FOR LOW-RISE BUILDING
 BUILDING ENCLOSURE: FULLY ENCLOSED
 COMPONENTS AND CLADDING.
 - MAIN WIND FORCE RESISTING SYSTEM 15 PSF
 - EDGE STRIP WIDTH 10%
 - WALL INTERIOR ZONE +16 / -17 PSF
 - WALL EDGE ZONE +16 / - 21 PSF
 - ROOF LIFT (NET) 10 PSF
 - WIND SPEED 90 MPH
 - IMPORTANCE FACTOR 1.0
 - EXPOSURE CATEGORY C
3. SEISMIC, ANALYSIS PROCEDURE: "SIMPLIFIED"
 - IMPORTANCE FACTOR 1.0
 - SEIZMIC USE GROUP D
 - SOIL SITE CLASS A
 - SEISMIC DESIGN CATEGORY A
 - BASIC SIESMIC FORCE RESISTING SYSTEM:
 - A. BRACED FRAME SYSTEM
 - B. LIGHT FRAME SHEAR WALL
 - MAX. BASE SHEAR 400 PSF
 - C₃ .013
 - R 6.5
 - C₃ .013
 - R 6.5
4. FLOOR LOADS
 PUBLIC AND COMMERCIAL 100 PSF
5. MATERIALS
 - CONCRETE (FULLY CURED @ 28 DAYS)
 - FOOTINGS 3,500 PSF
 - FOUNDATION WALLS & STOOPS 4,000 PSF
 - REINFORCED STEEL (Fy),
 - REBAR ASTM A615/A775, GRADE 60
 - WELDED WIRE FABRIC ASTM A185, PLAIN
 - STRUCTURAL STEEL (Fy):
 - ALL STEEL SHAPES ASTM A572, GRADE 50
 - HOLLOW STRUCTURAL STEEL SHAPES ASTM A500B
 - HIGH STRENGHT BOLTS ASTM A325N
 - HEADED ANCHOR BOLTS ASTM A307, GRADE A
 - WELDING ELECTRODES E70XX
 - WOOD FRAMING
 - TRUSSES S.P.F. #1/ #2
 - STUDS S.P.F. #1, OR HEM. FIR #2
 - ENGINEERED LUMBER PRESSURE LAMINATED VENEER LUMBER (LVL) Fb = 2,950 1.9E
6. SOIL BEARING PRESSURE 2,000 PSF
 TO BE SITE VERIFIED BY CONTRACTOR



PROJECT LOCATION

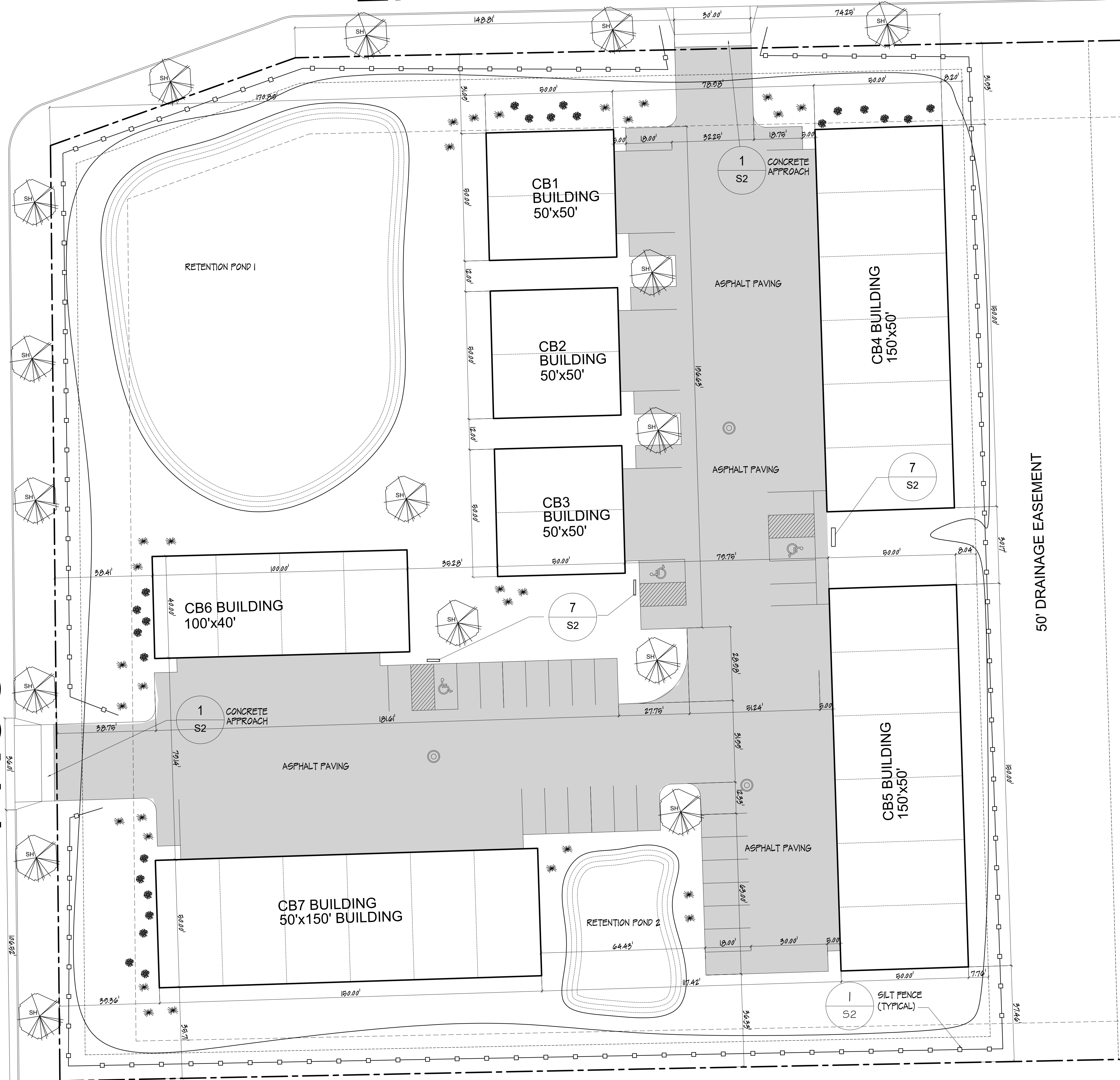
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">CONTRACTOR SHOPS</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">501 PROSPECT DRIVE</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">WHITEWATER, WISCONSIN</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">DAVID & GOLIATH ENT.</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">JANESVILLE, WISCONSIN</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">RICHARD GRISMER</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">ARCHITECT</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">3871 LAKESIDE DRIVE</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">ROCKFORD, IL 61101</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">815-601-5544</p>
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FILE
WHITEWATER 2.DWG
SHEET
C1

ENDEAVOR DRIVE

SITE / EROSION CONTROL PLAN

SCALE: 1" = 20'-0"

PROSPECT DRIVE



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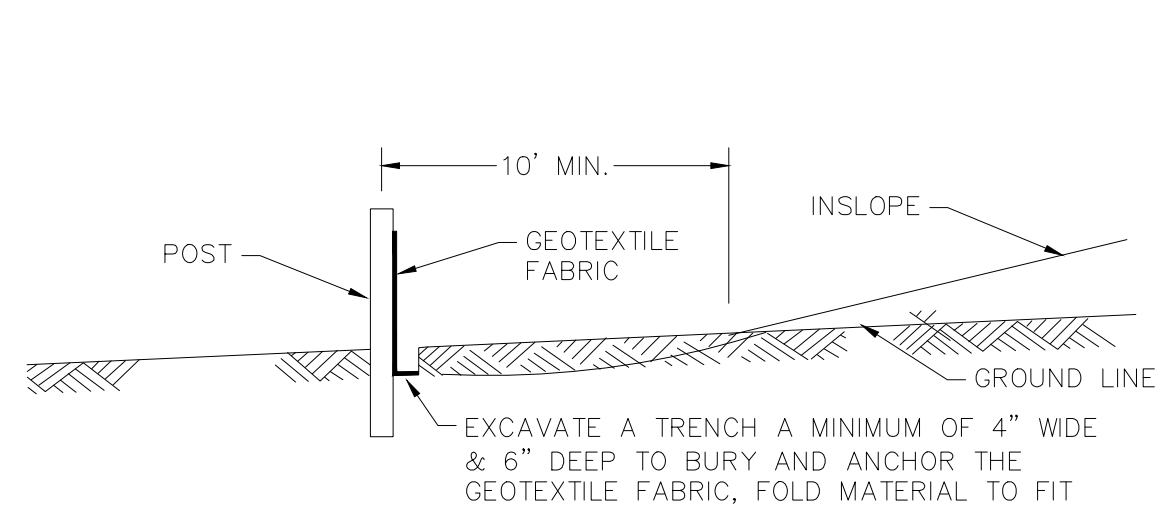
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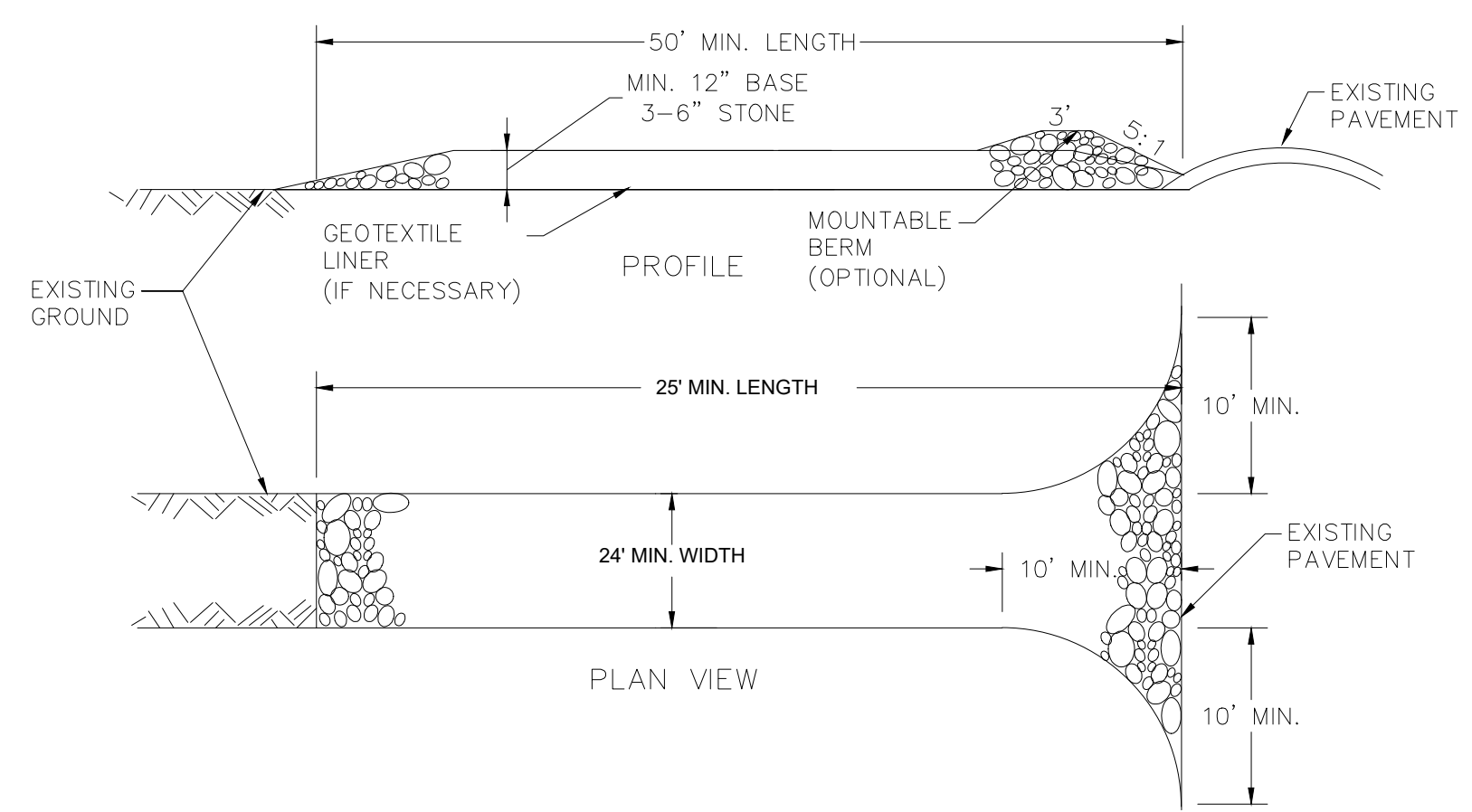
SHEET

S1

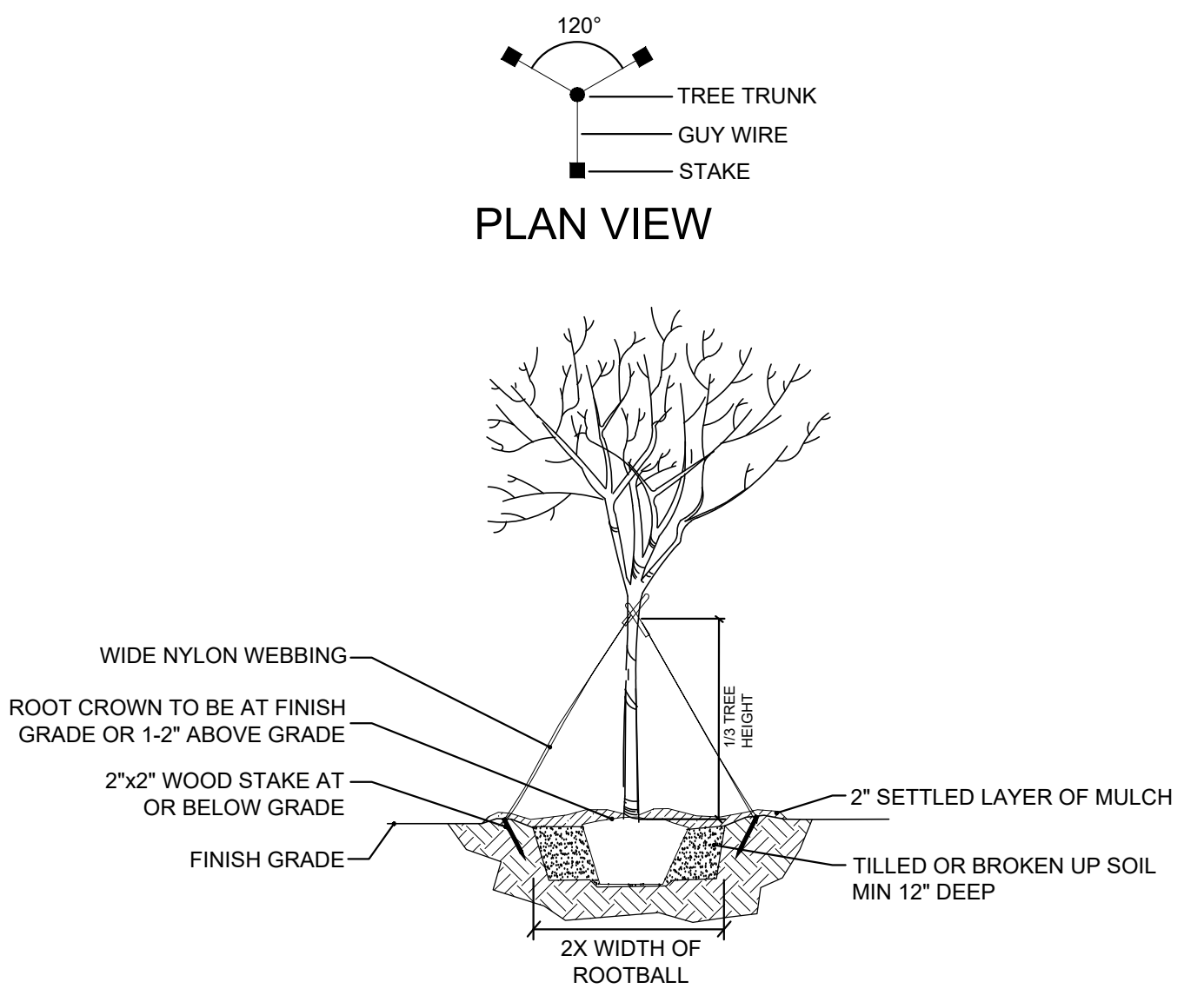
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1 SILT FENCE
S2 NOT TO SCALE



2 STONE TRACKING PAD
S2 NOT TO SCALE



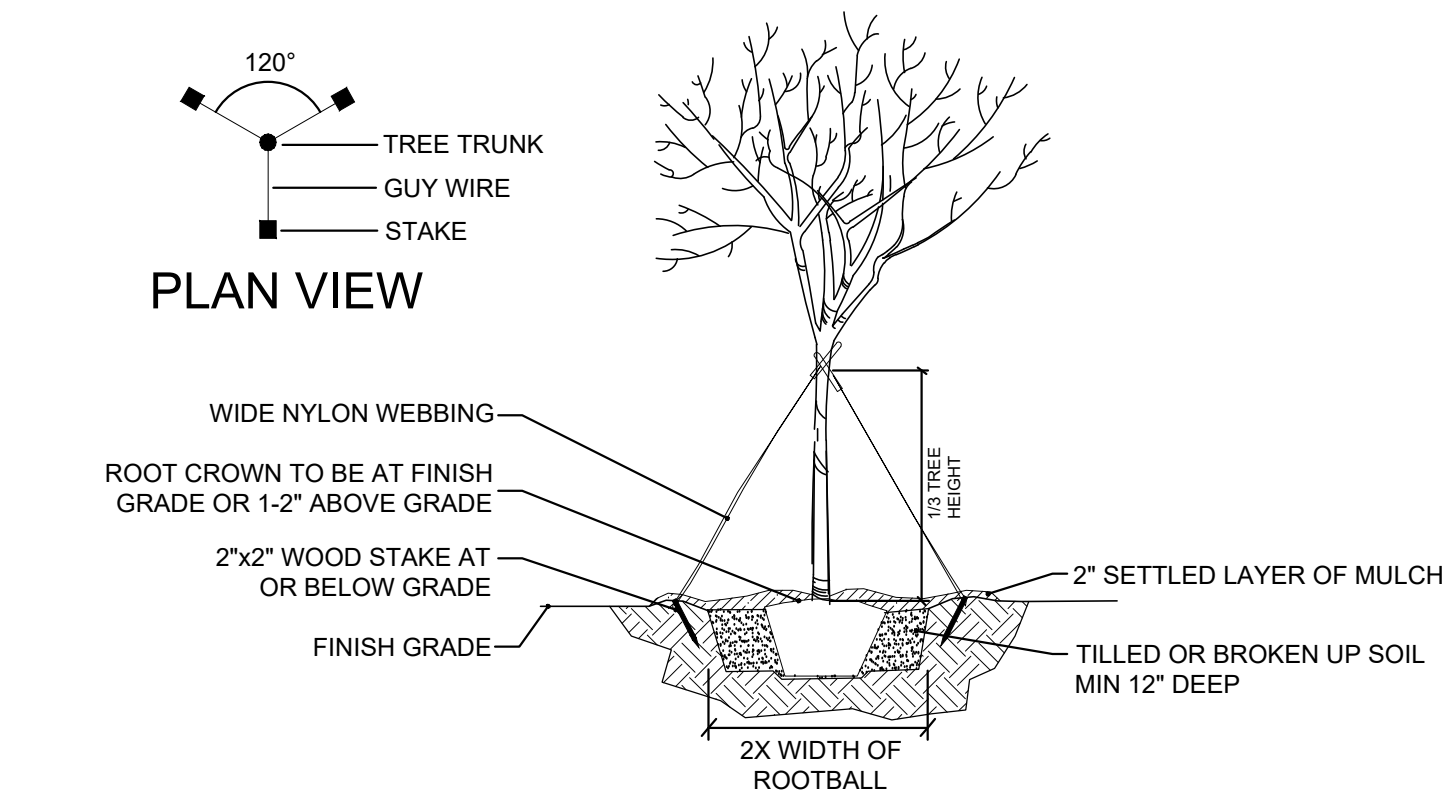
PLAN VIEW

120°
TREE TRUNK
GUY WIRE
STAKE

WIDE NYLON WEBBING
ROOT CROWN TO BE AT FINISH GRADE OR 1-2" ABOVE GRADE
2"x2" WOOD STAKE AT OR BELOW GRADE
FINISH GRADE
2" SETTLED LAYER OF MULCH
TILLED OR BROKEN UP SOIL MIN 12" DEEP
2X WIDTH OF ROOTBALL

NOTES: TREE PLANTING (>2" CAL.)

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



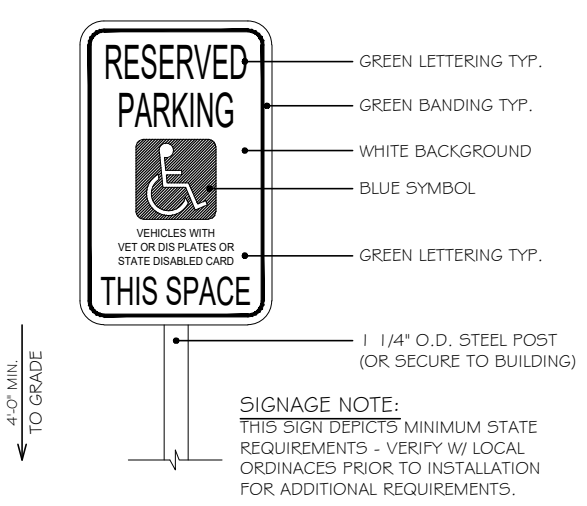
PLAN VIEW

120°
TREE TRUNK
GUY WIRE
STAKE

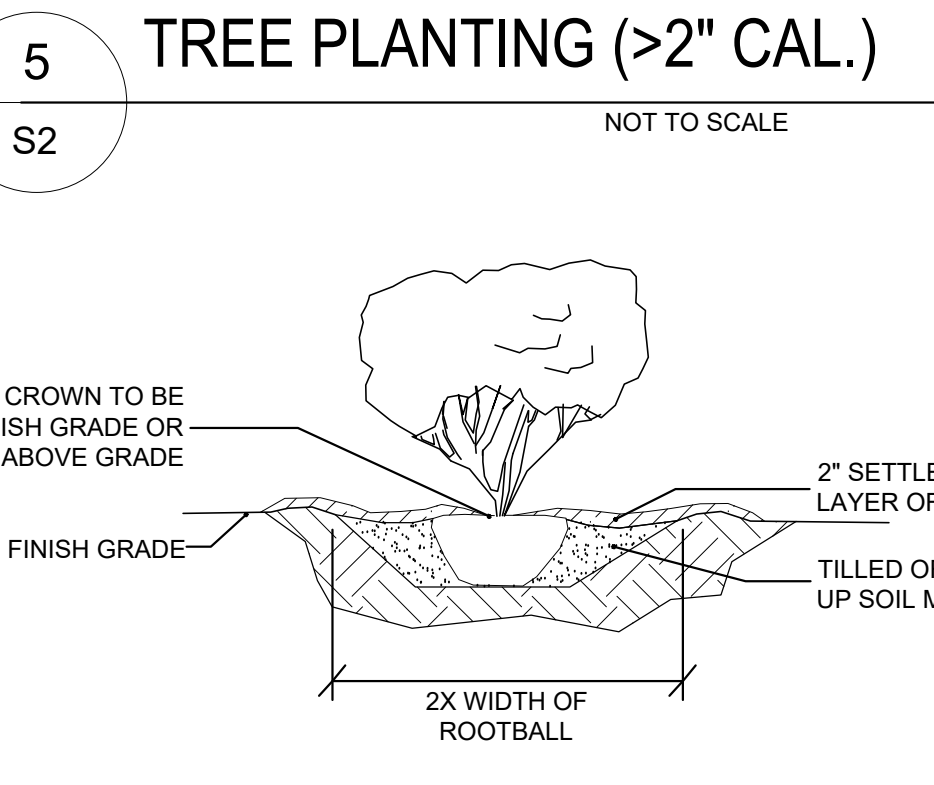
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7 ADA SIGN REQUIREMENTS
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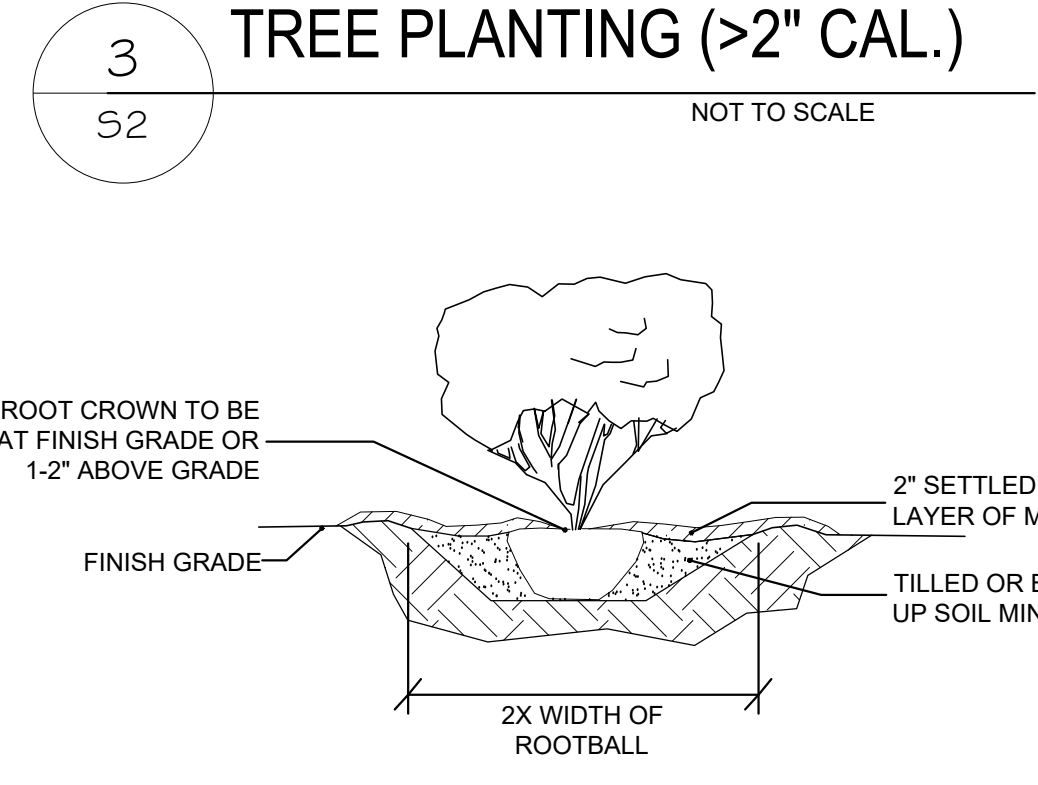
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2X WIDTH OF ROOTBALL

NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE.

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER, DISTURB THE ROOTS.
5. IF BAB PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK, REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

6 TYP. SHRUB PLANTING: INDIVIDUAL PLANTING HOLE
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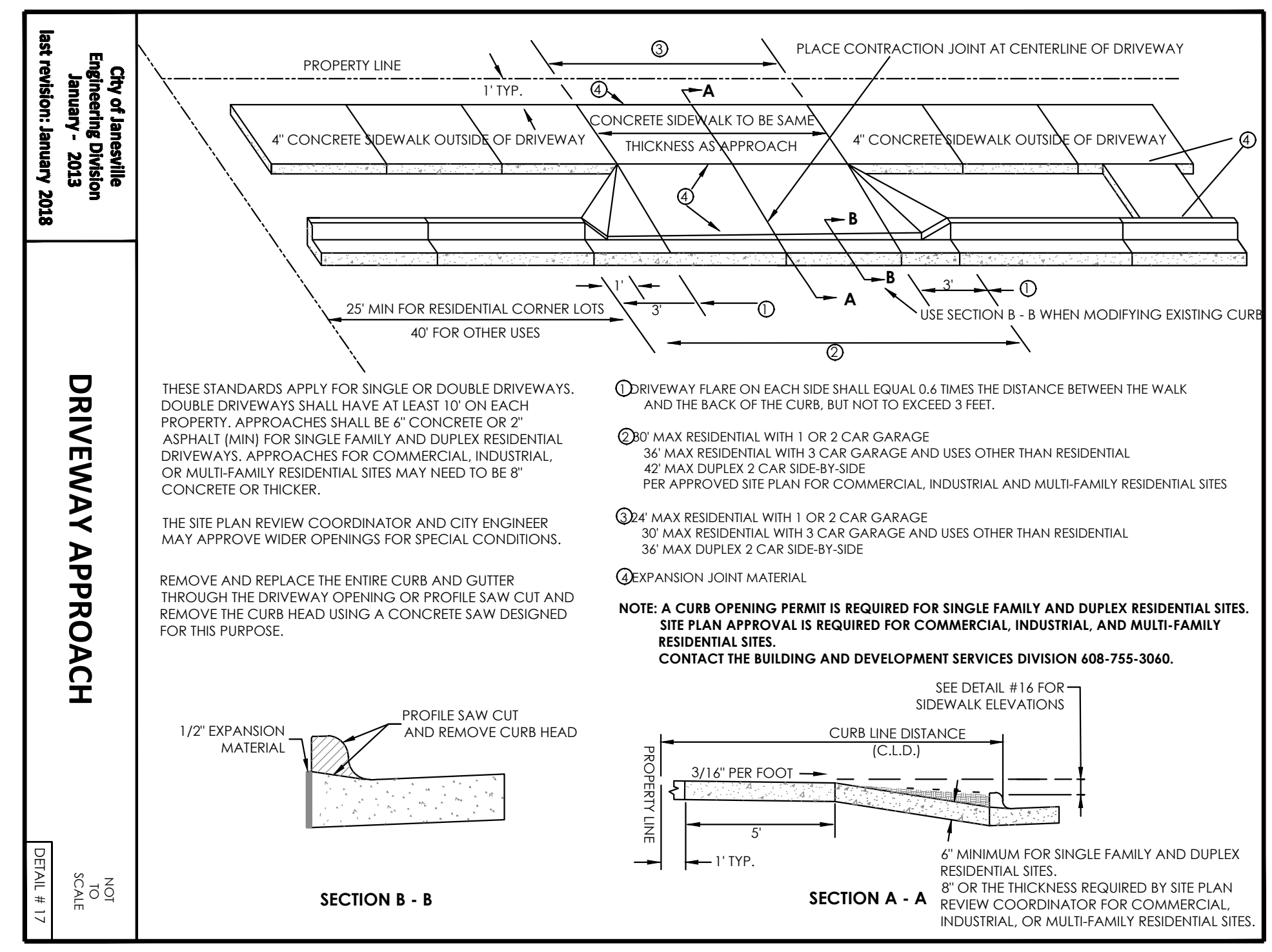
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4 TYP. SHRUB PLANTING: INDIVIDUAL PLANTING HOLE
S2 NOT TO SCALE



DRIVEWAY APPROACH
NOT TO SCALE

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SHEET
S2

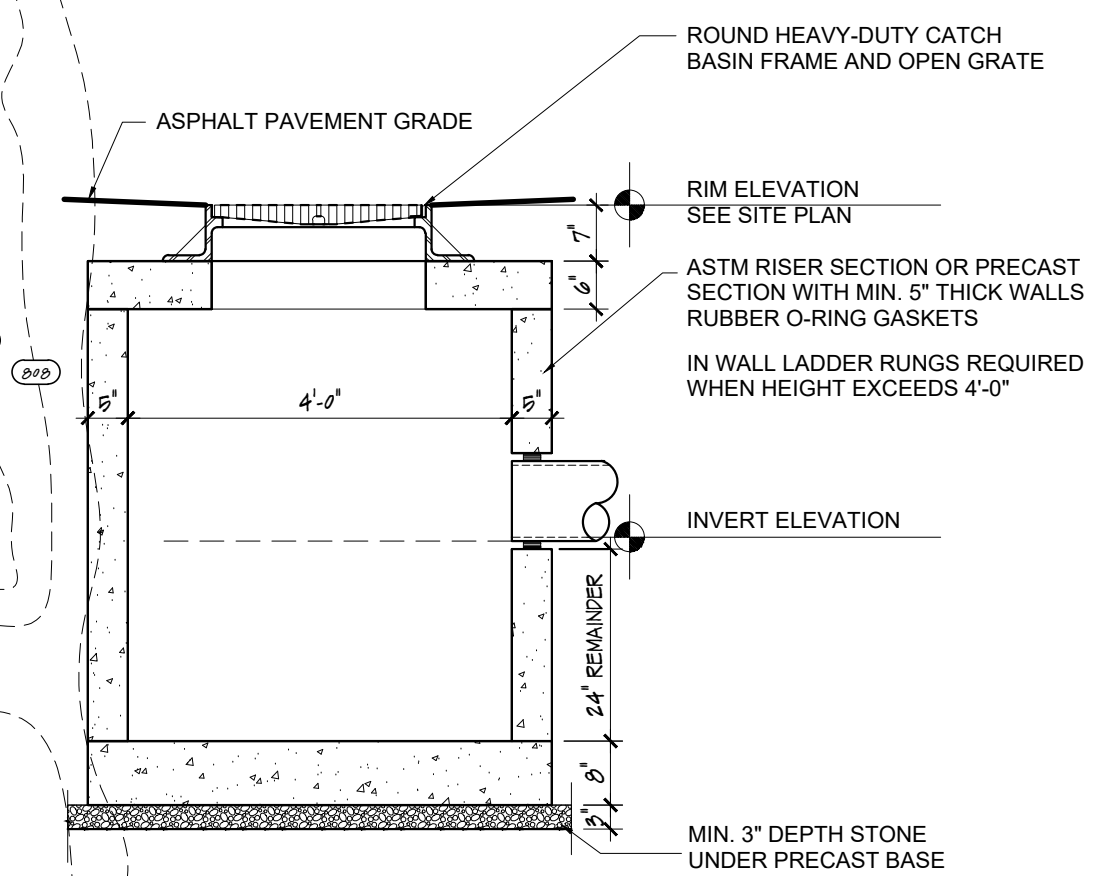
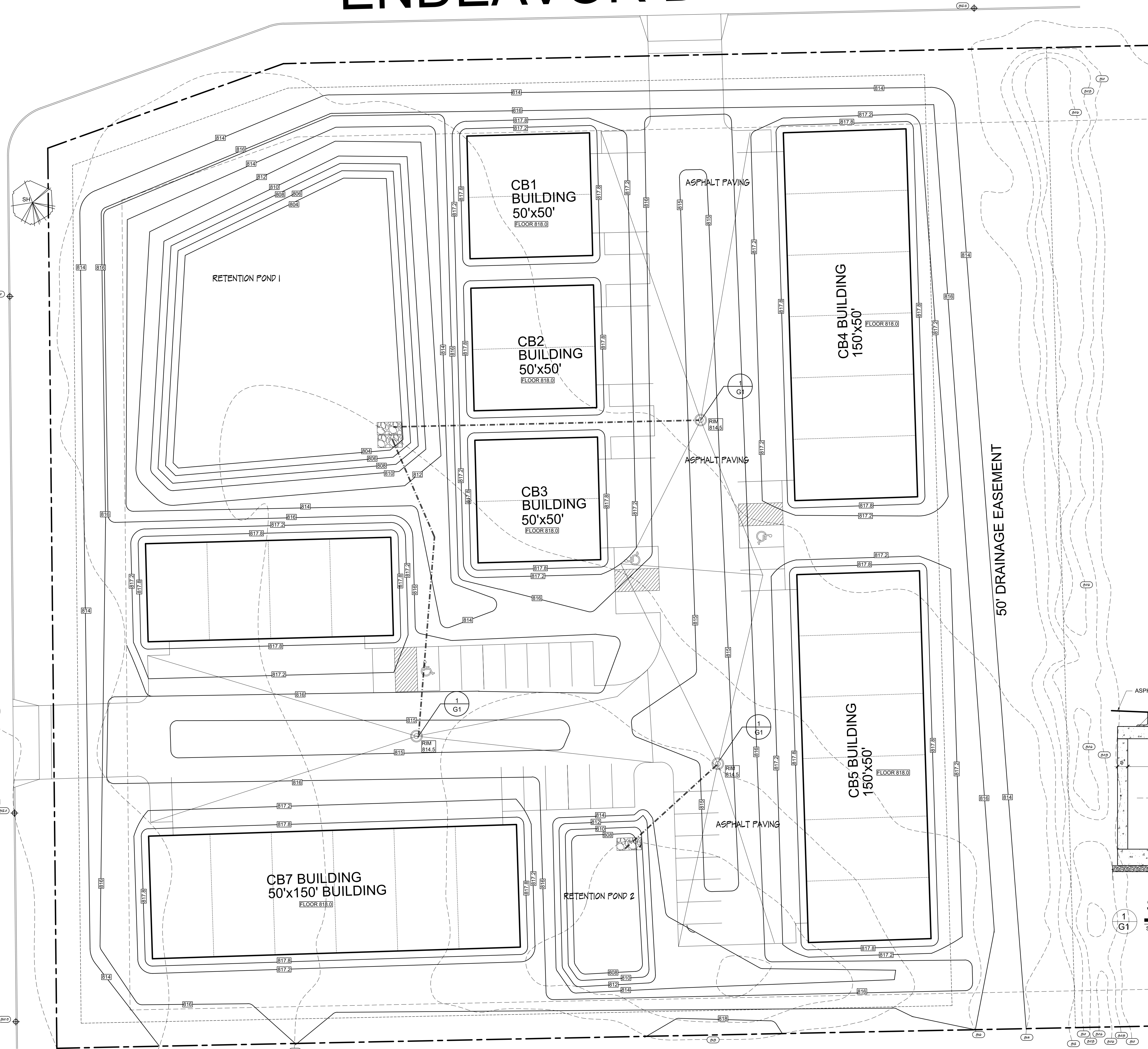
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OR THREE (3) WORKING DAYS PRIOR TO THE EXPIRATION.

ENDEAVOR DRIVE

GRADING PLAN

SCALE: 1" = 20'-0"

PROSPECT DRIVE



STORM CATCH BASIN DETAIL

SCALE: 1/2" = 1'-0"

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FILE	WHITEWATER 2.DWG
SHEET	
G1	

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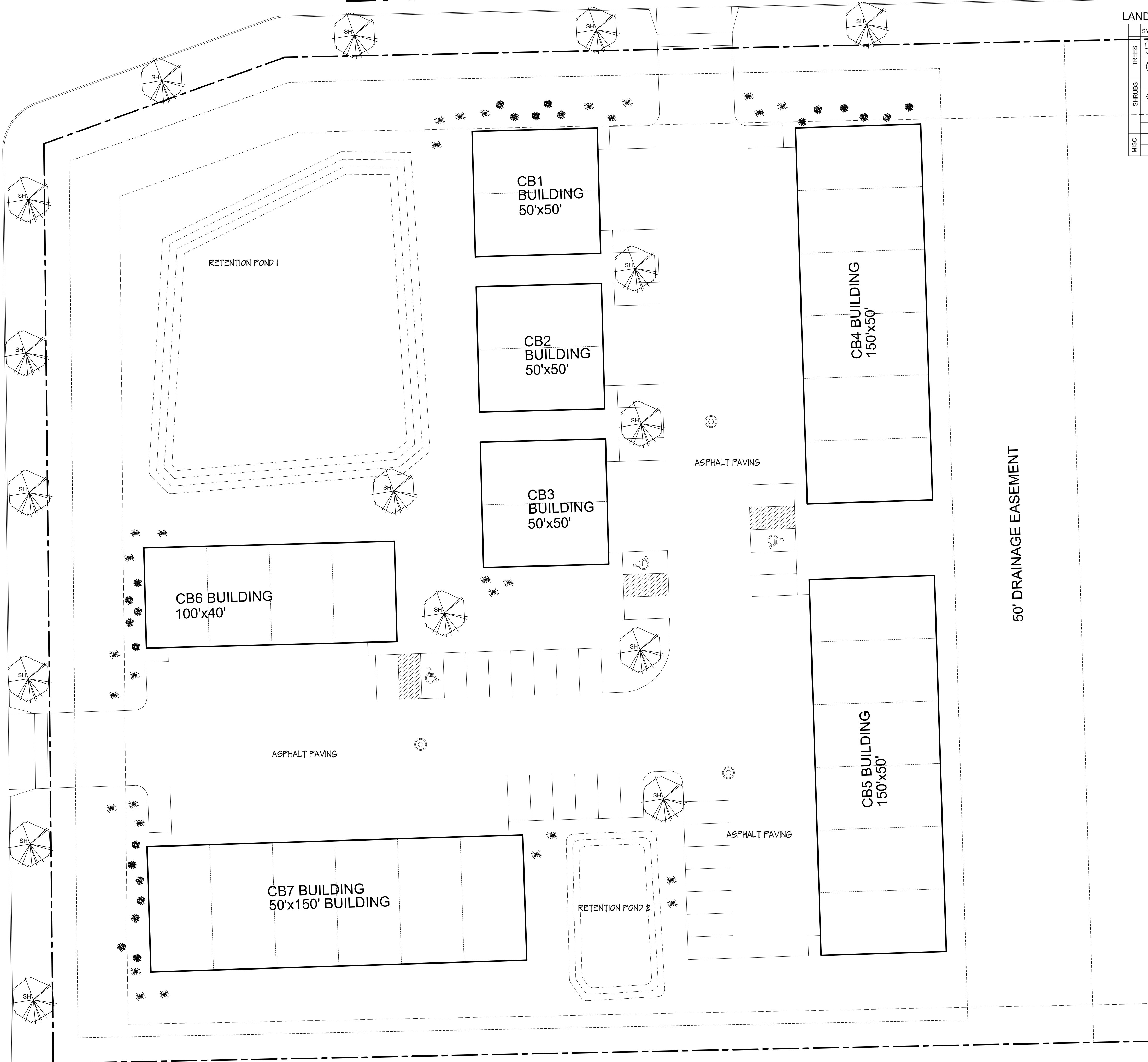
LANDSCAPING PLAN

SCALE: 1" = 20'-0"

LANDSCAPE PLANT SCHEDULE

SYMBOL	TAG	COMMON NAME	INSTALL SIZE	ROOT	MATURE SIZE
SH	SH	SKYLINE HONEYLOCUST	2-1/2" CAL. MIN.	B. B.	50' HIGH x 30' WIDE
JB	JB	JAPANESE BLOODGOOD MAPLE	2-1/2" CAL. MIN.	B. B.	15' HIGH x 8'-10' WIDE
AWV	AWV	ARROW WOOD VIBURNUM	18-24" HIGH	5 GALLON	30" HIGH x 18" WIDE
EVG	EVG	EVERGREEN TREE	60" HIGH	B. B.	60"-84" HIGH x 18"-36" WIDE
EBF	EBF	ELISA BLUE FESCUE	18"-24" HIGH	5 GALLON	24" HIGH x 18" WIDE
PMD	PMD	PARDON ME DAY LILLY	12"-18" HIGH	1 GALLON	GROUP FLOWER
GVB	GVB	GREEN VELVET BOXWOOD	18-30" HIGH	5 GALLON	36" HIGH x 36" WIDE
MISC.	(1)	BADGER PREMIUM SEED MIX @ 5lbs PER 1,000 sq'			

PROSPECT DRIVE



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501 PROSPECT DRIVE
WHITEWATER, WISCONSIN
DAVID & GOLIATH ENT.
JANESVILLE, WISCONSIN

RICHARD GRISMER
ARCHITECT
3871 LAKESIDE DRIVE
ROCKFORD, IL 61101
815-601-5544

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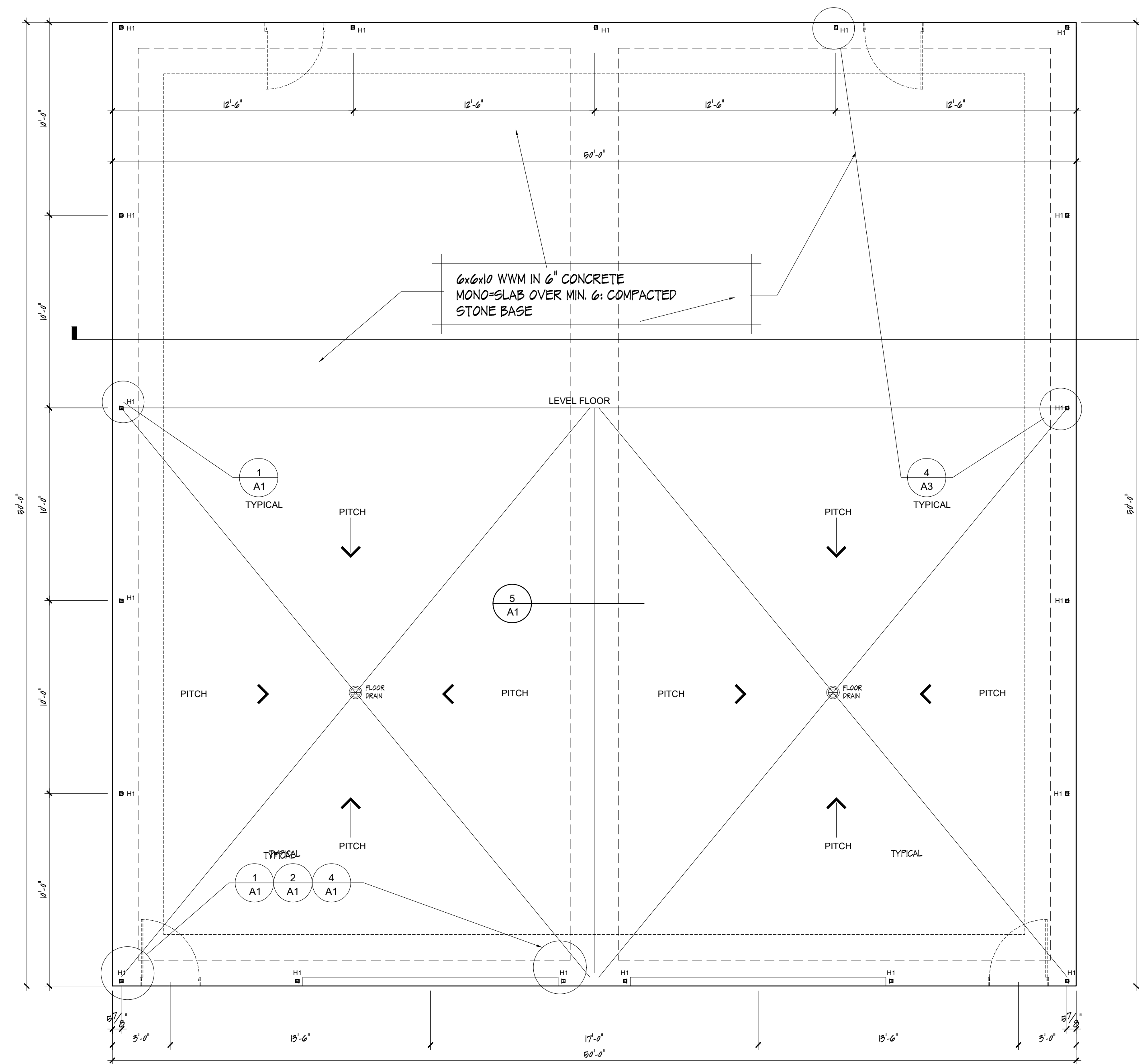
FILE
WHITEWATER 2.DWG

SHEET

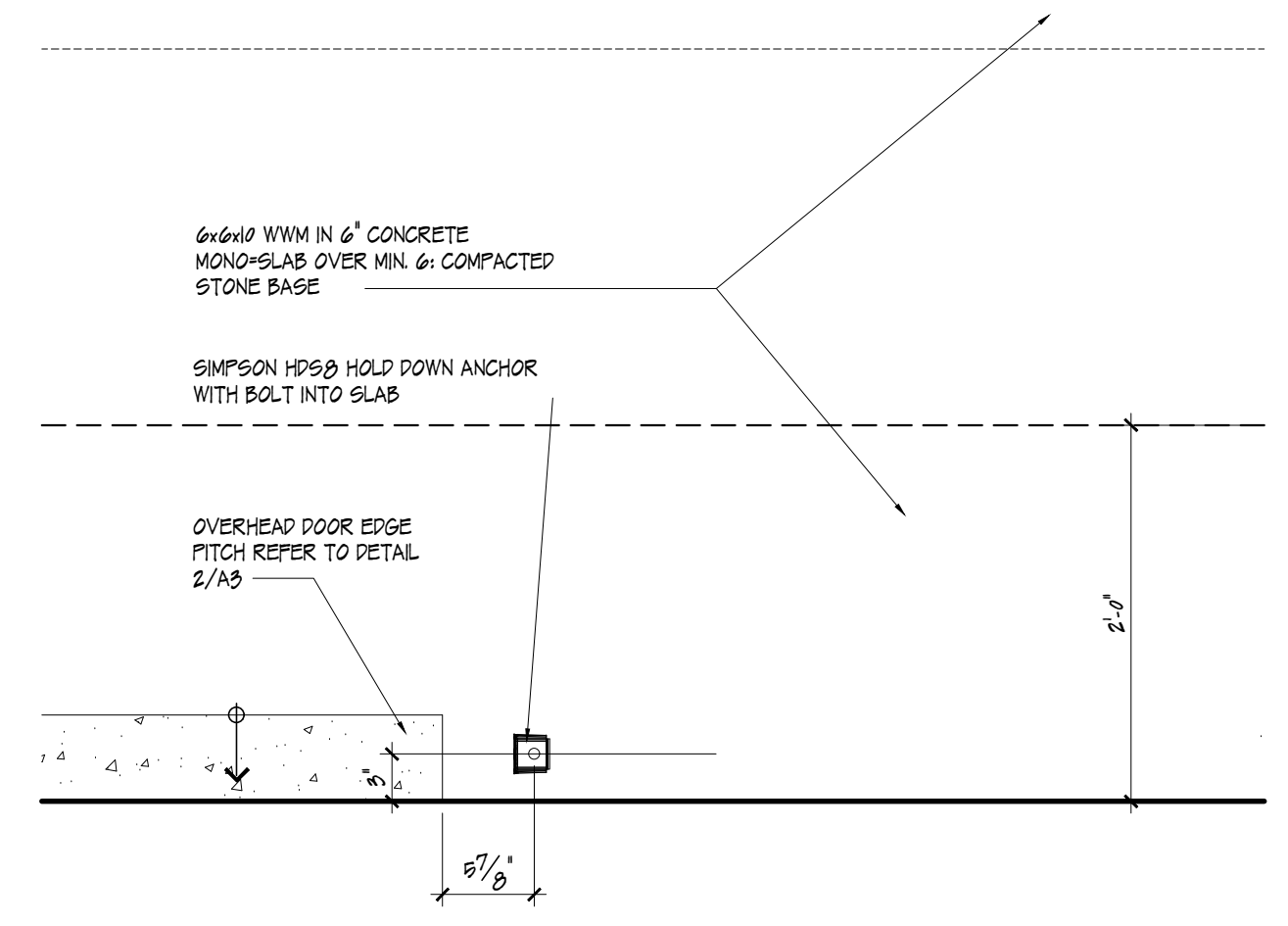
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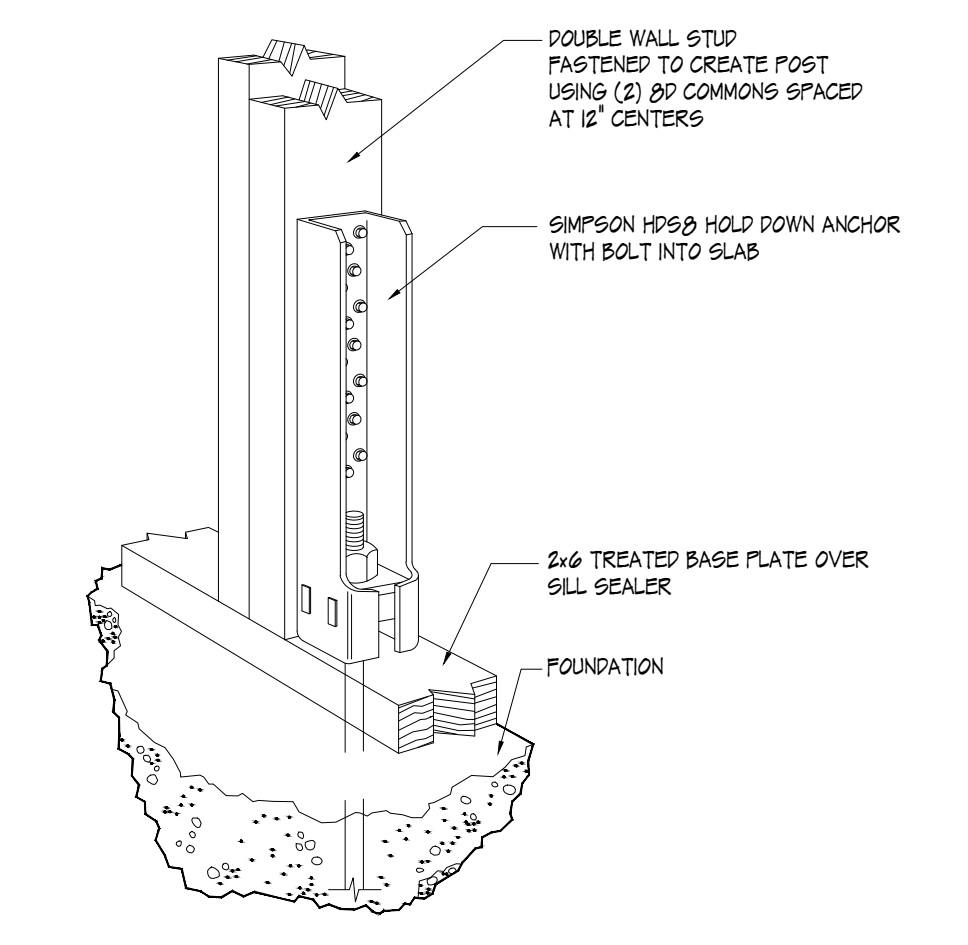
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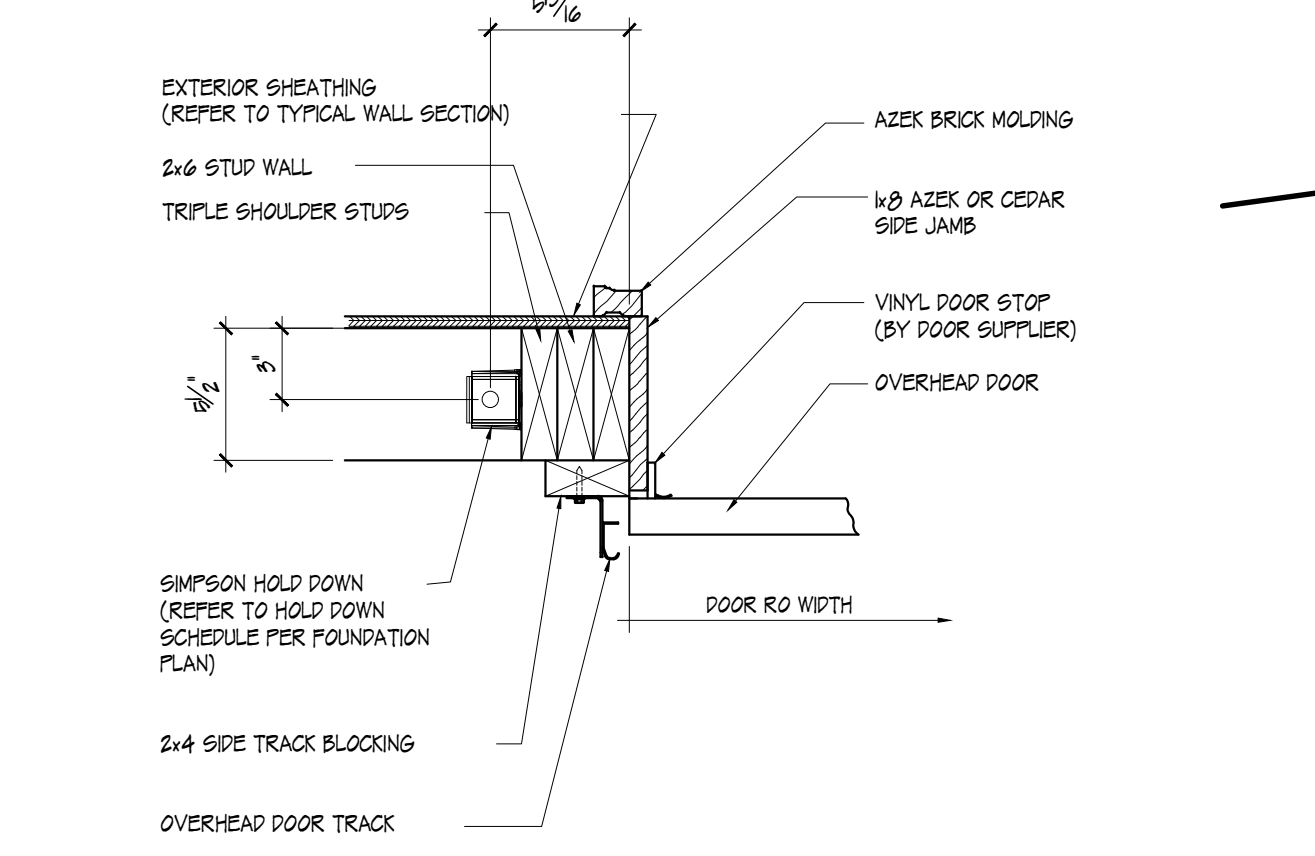
CB1 - CB2 - CB3 FOUNDATION / SLAB PLAN
SCALE: 1/4" = 1'-0"



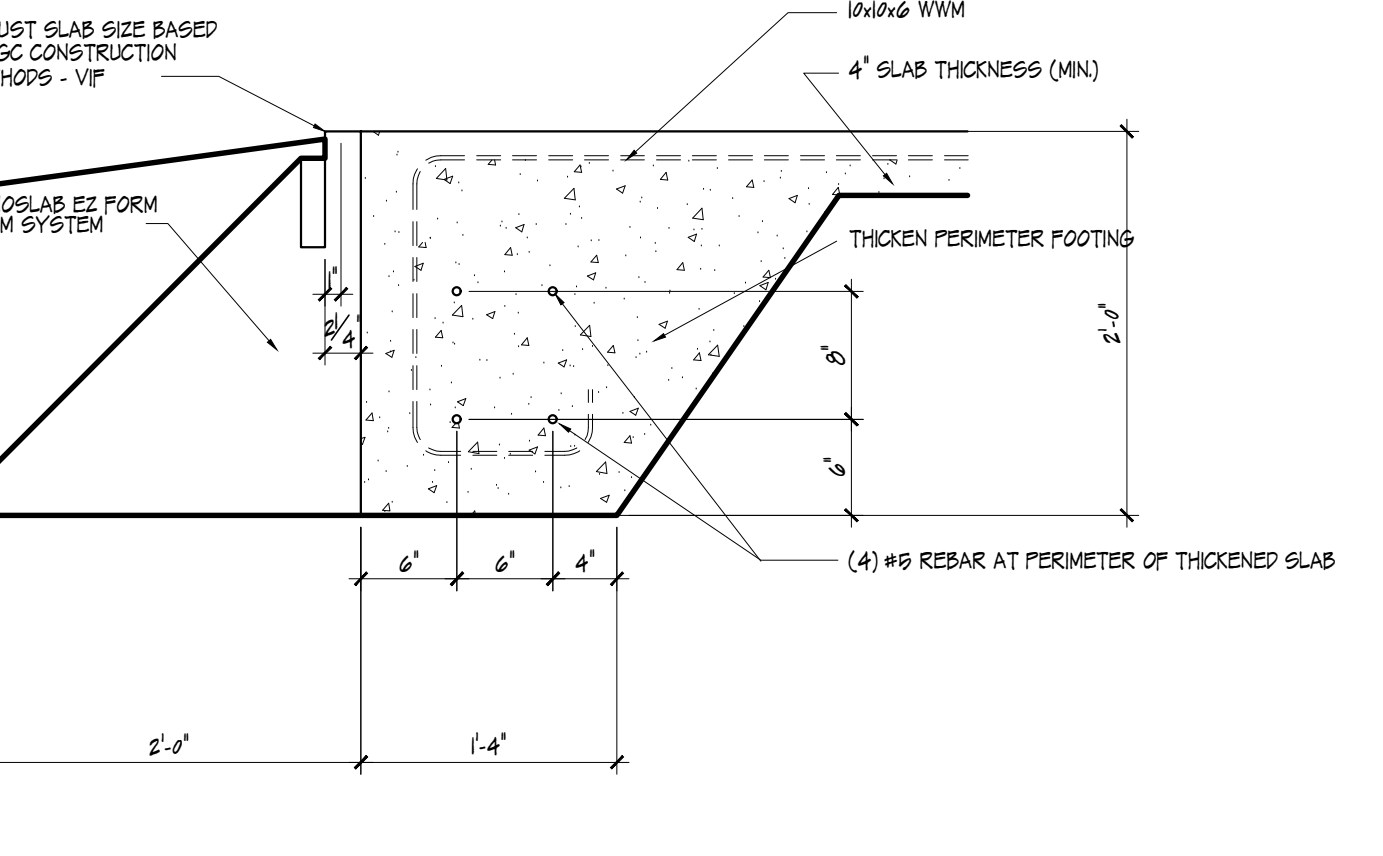
OH DOOR HOLD DOWN SET
SCALE: 1" = 1'-0"



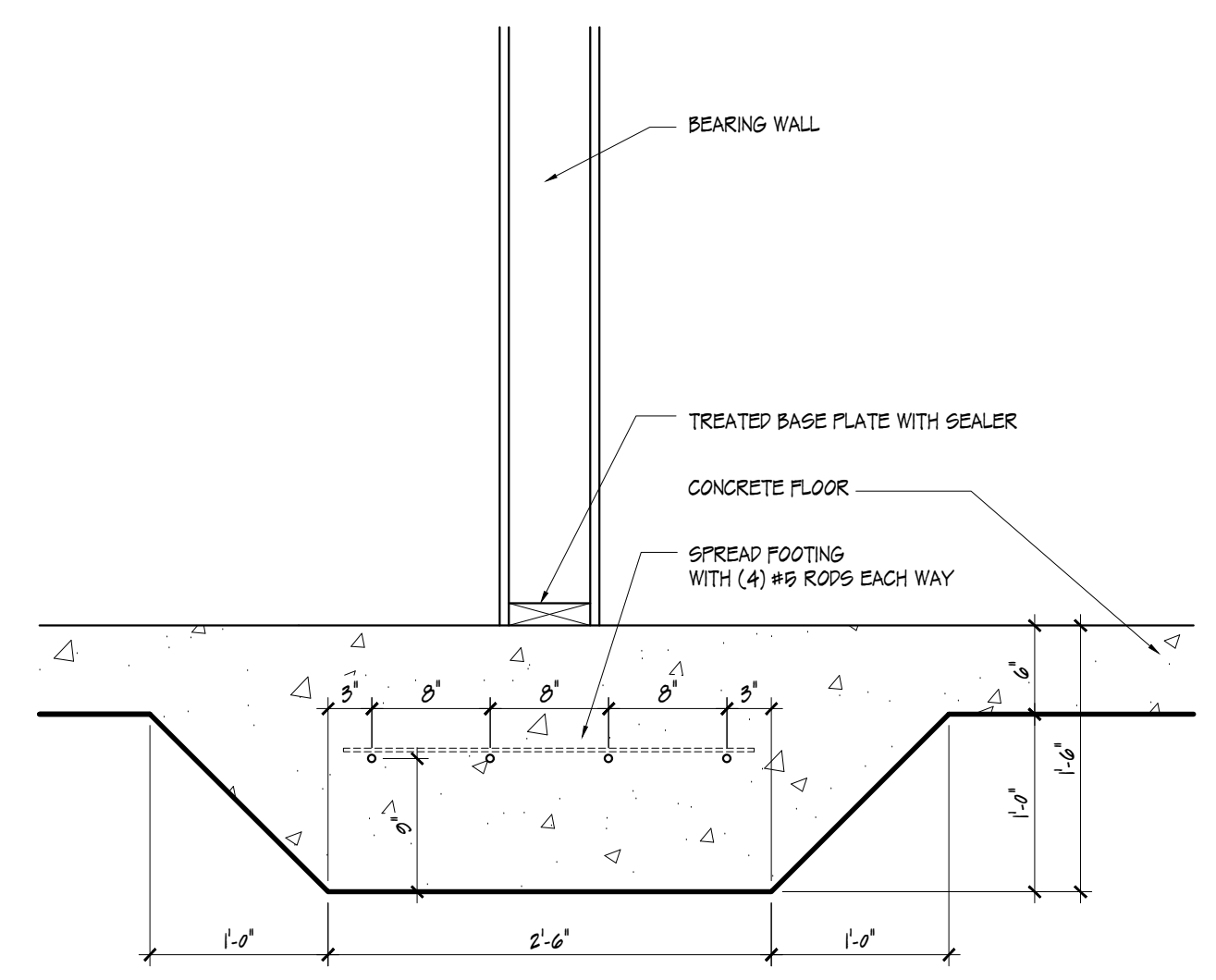
HOLD DOWN PERSPECTIVE
SCALE: NONE



OH DOOR JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



MONOSLAB EZ FORM SECTION
SCALE: 1" = 1'-0"



FOOTING DETAIL
SCALE: 1" = 1'-0"

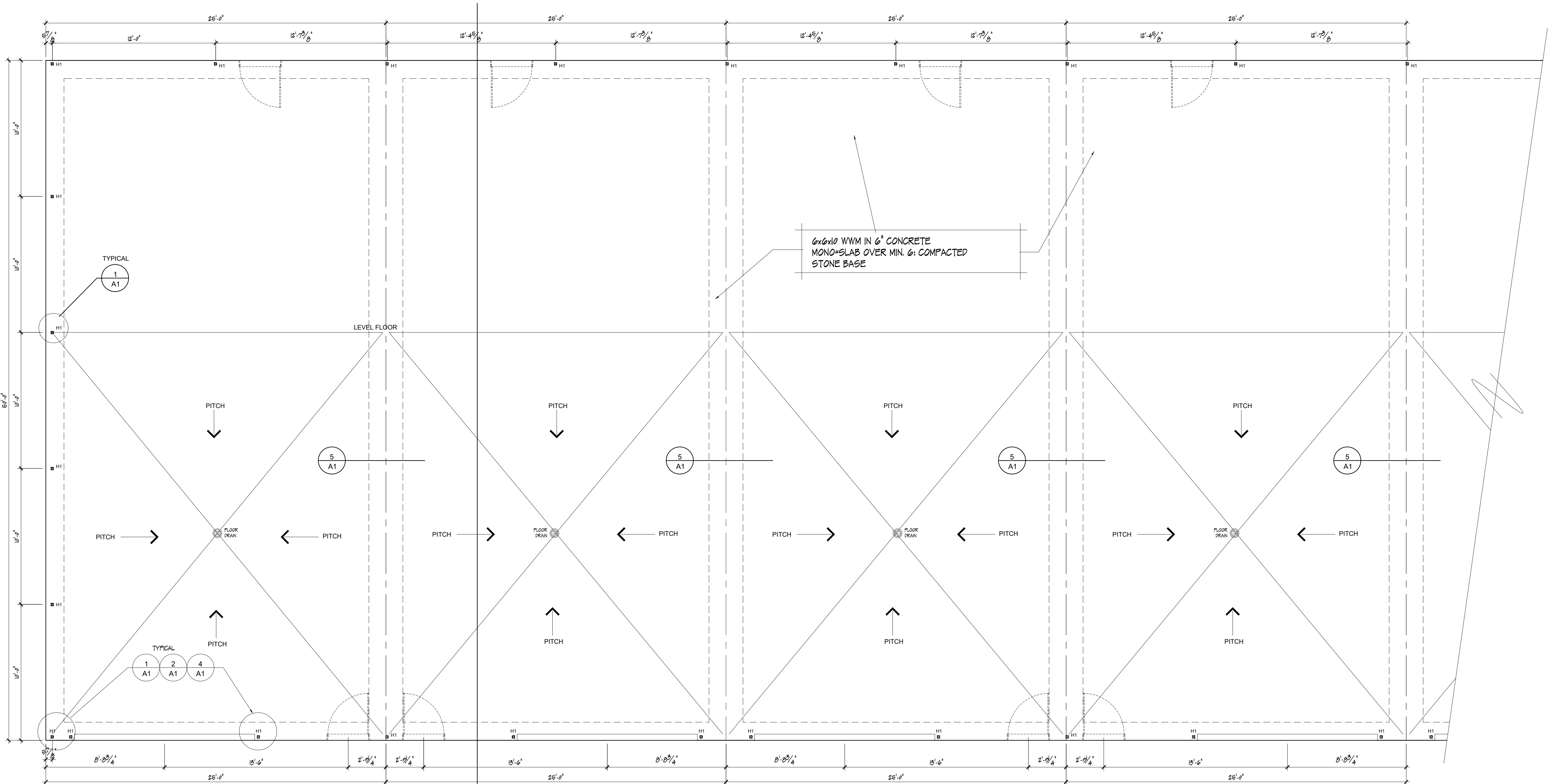
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501 PROSPECT DRIVE
WHITEWATER, WISCONSIN
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3871 LAKESIDE DRIVE
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FILE
WHITWATER2.DWG
SHEET

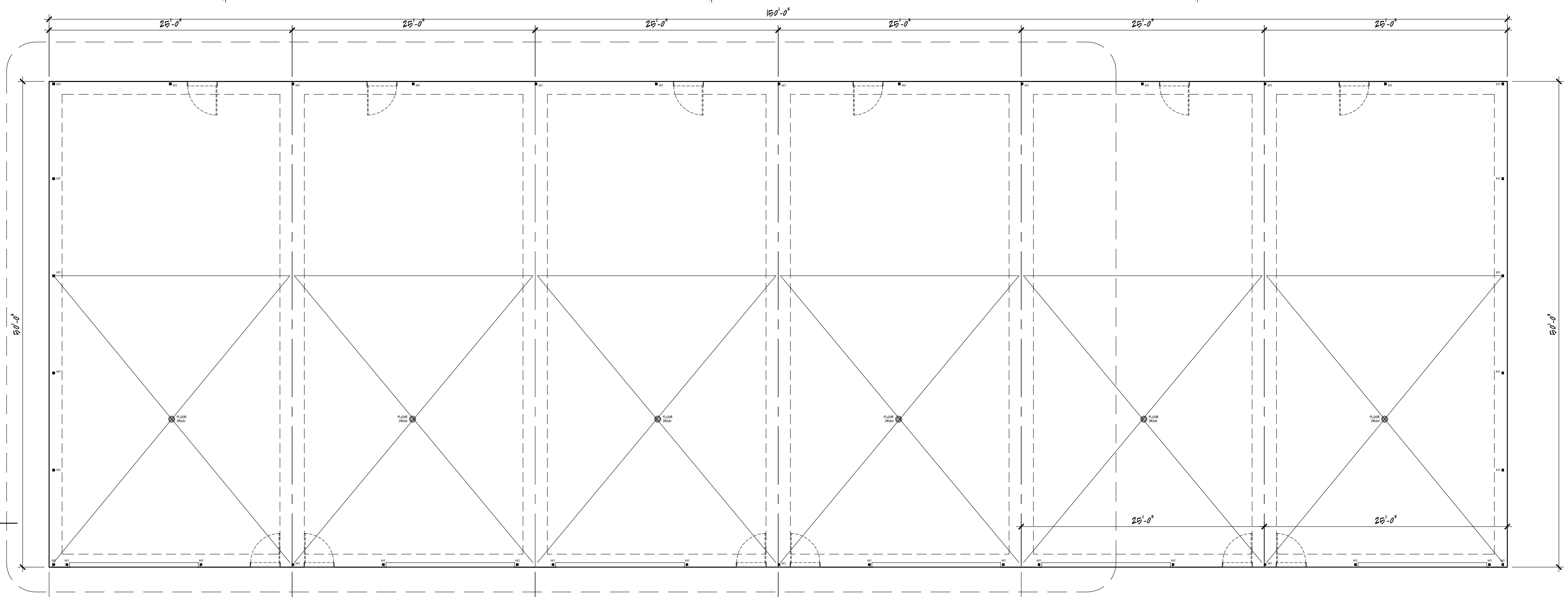
CB1 - CB2 - CB3 FOUNDATION



CB4 - CB5 FOUNDATION / SLAB PLAN

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

REFER TO ENLARGED 1/4" SCALE ABOVE



CB4 - CB5 FOUNDATION / SLAB PLAN

CB4 - CB5 FOUNDATION

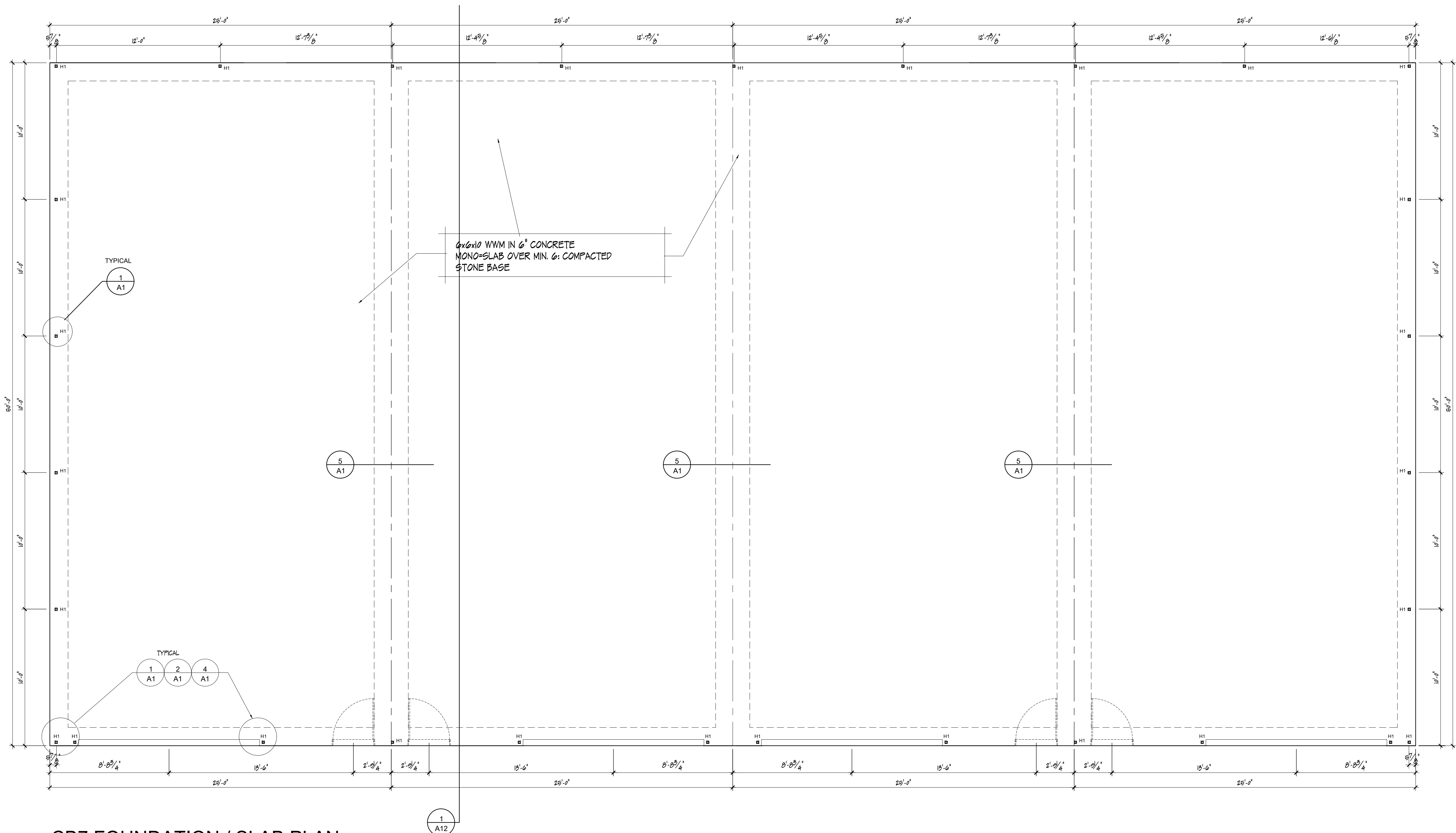
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501 PROSPECT DRIVE
 WHITEWATER, WISCONSIN
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RICHARD GRISMER
ARCHITECT
 3871 LAKESIDE DRIVE
 ROCKFORD, IL 61101
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FILE	WHITEWATER 2.DWG
SHEET	



CB7 FOUNDATION / SLAB PLAN

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

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FILE
WHITEWATER 2.DWG

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CB6 FOUNDATION

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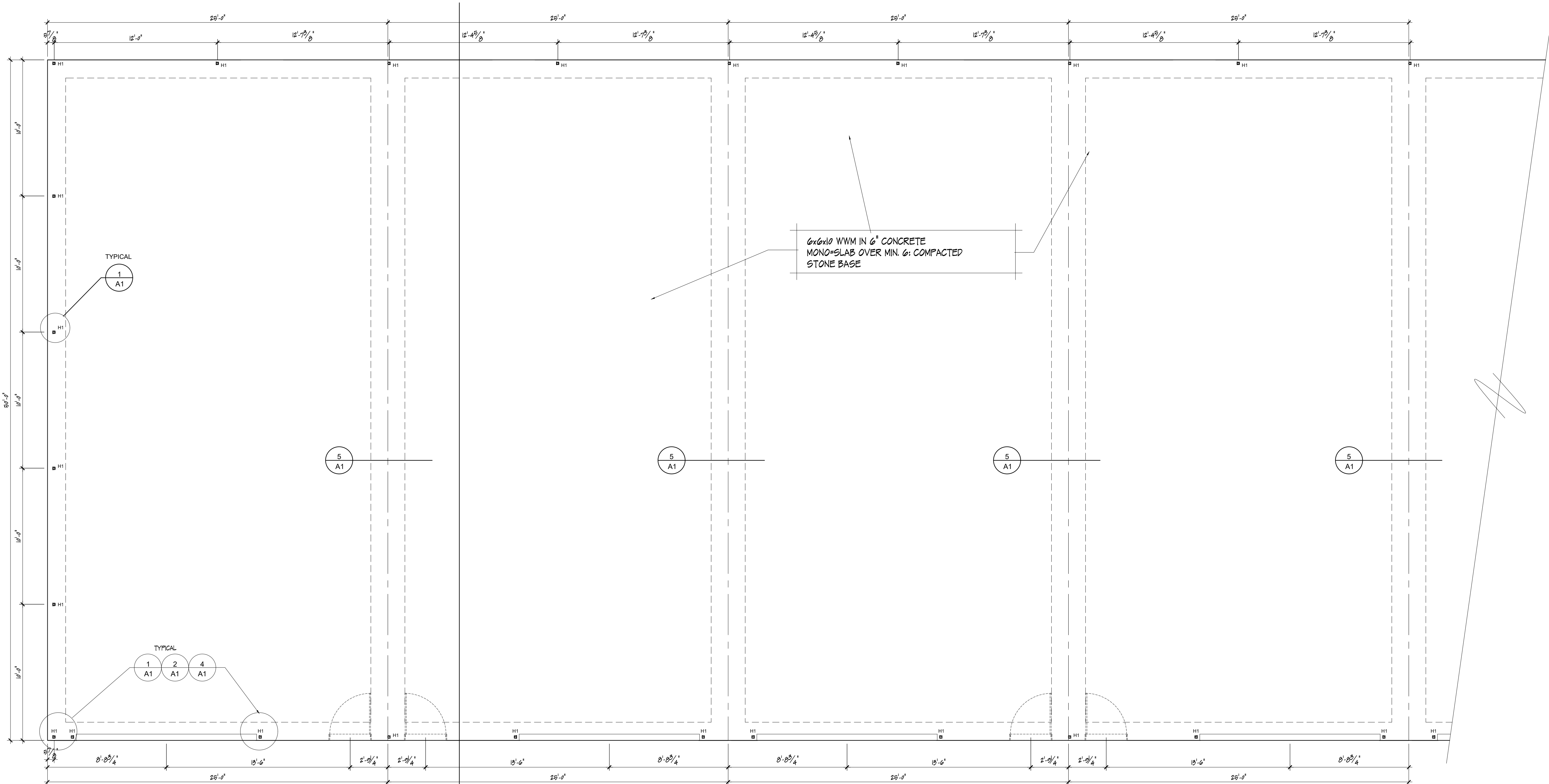
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FILE
WHITEWATER 2.DWG

SHEET

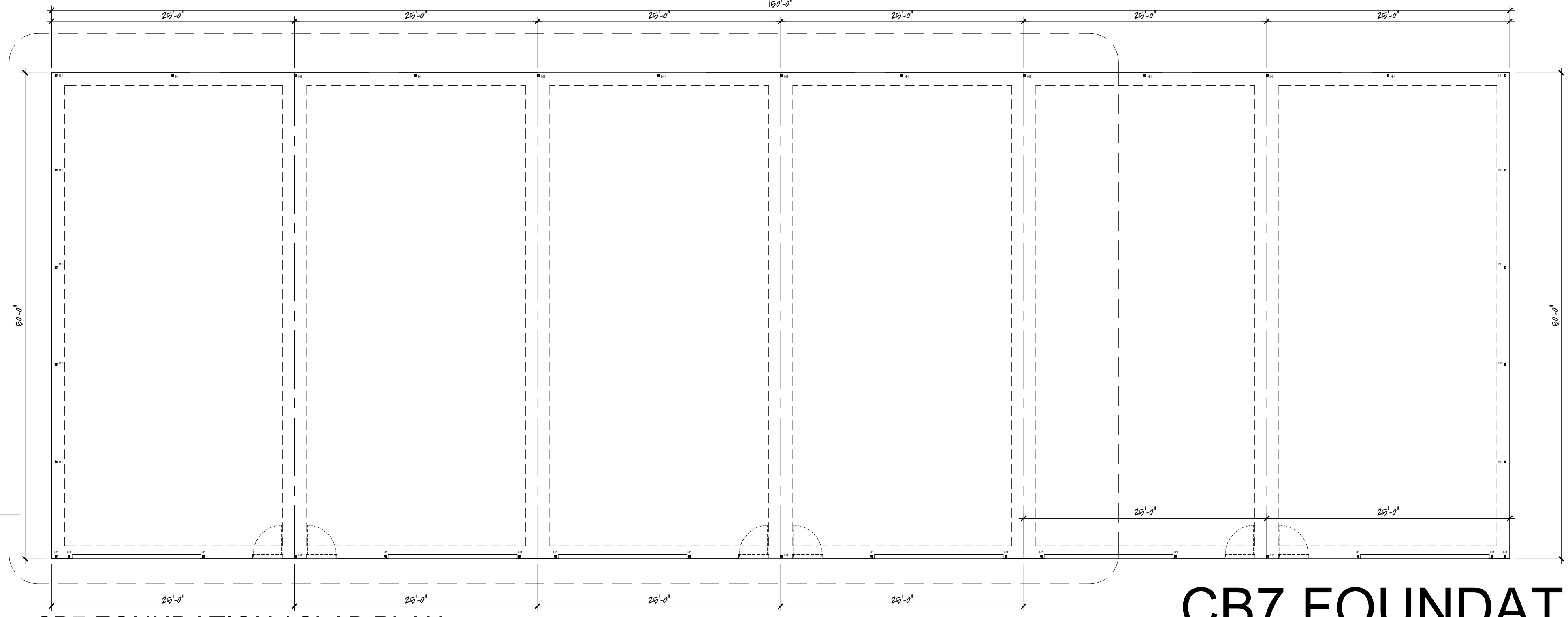
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CB7 FOUNDATION / SLAB PLAN

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

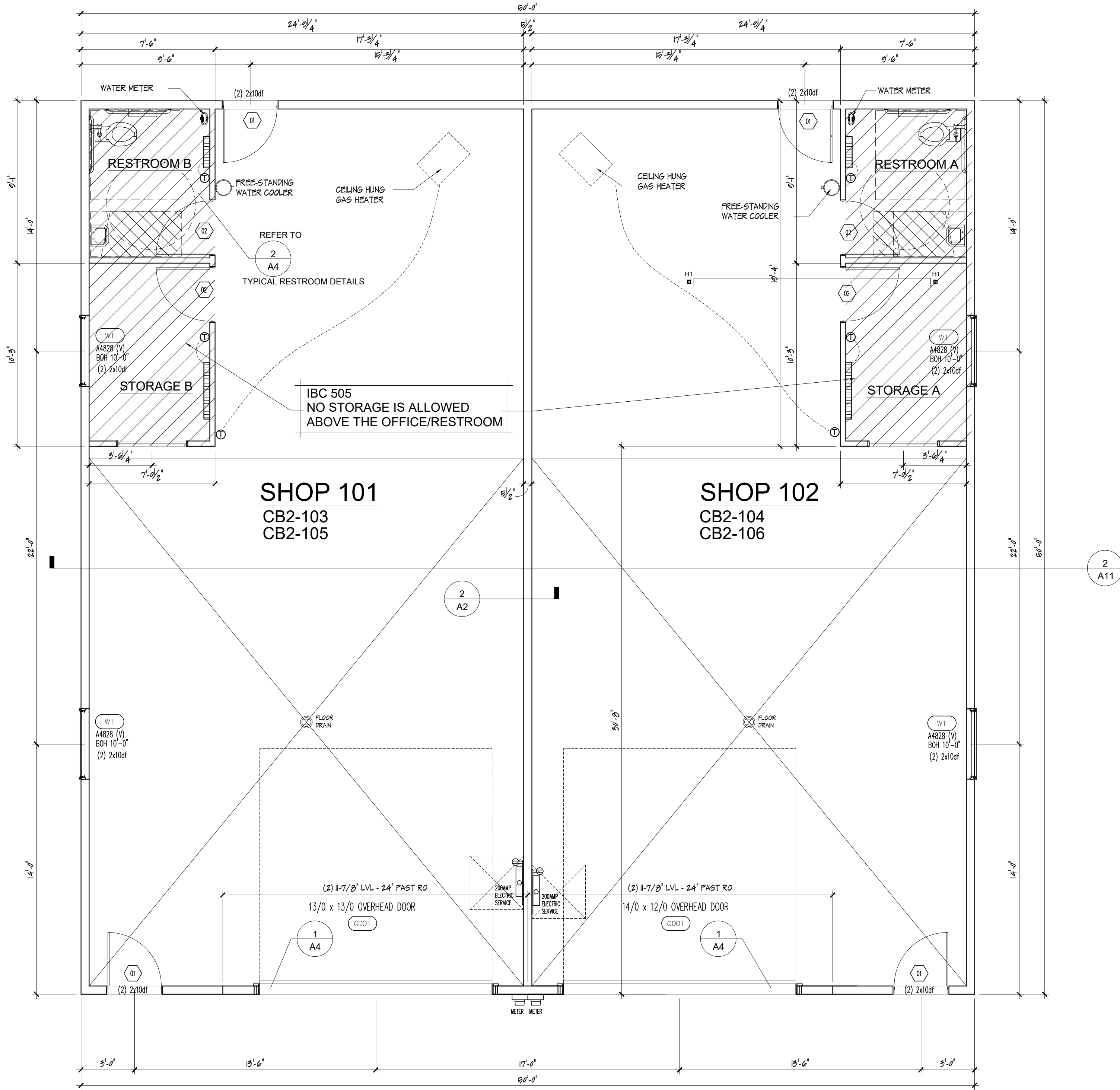
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1/4" SCALE ABOVE



CB7 FOUNDATION / SLAB PLAN

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

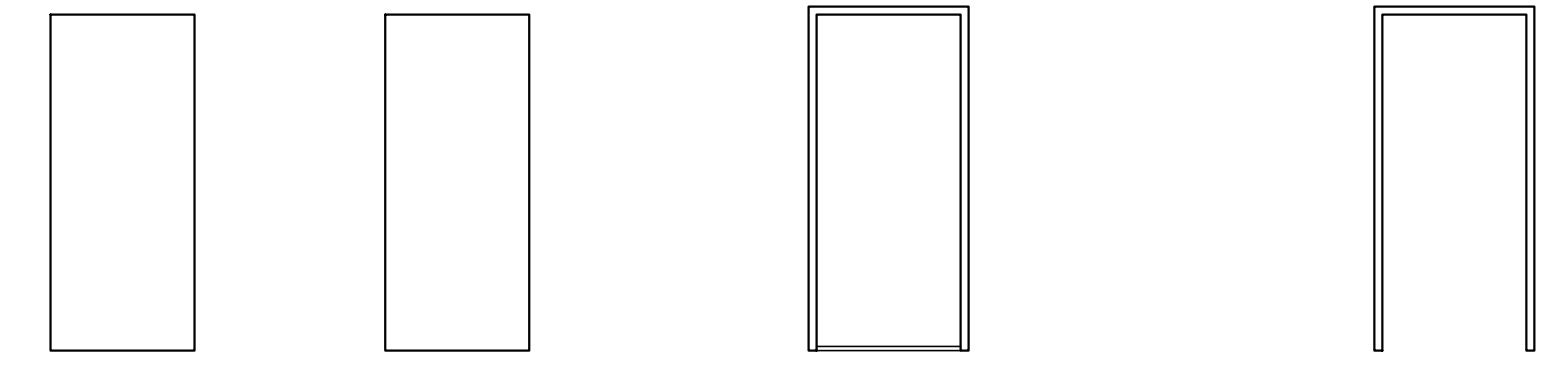
CB7 FOUNDATION



CB1 - CB2 - CB3 FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2500 /sf APPROX.

DOOR SCHEDULE

NO	DOOR					FRAME			LABEL	REMARKS	HARDWARE
	SIZE	TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	FINISH			
01	3'-0" x 6'-8"	1	STEEL	PANT	-	A	WOOD	PANT	-	-	KEYED LOCK, (3) HINGES, WEATHERSTRIP
02	3'-0" x 6'-8"	2	WOOD	STAIN	-	B	WOOD	STAIN	-	-	PRIVACY LOCK AT RESTROOM, KEYED LOCK LOCK AT OFFICES



DOOR AND FRAME TYPE NOTES
 PROVIDE ADA COMPLIANT ACCESSIBLE AT ALL NEW DOORS
 REINFORCE ALL DOORS FOR HARDWARE
 PRIME AND PAINT WOOD JAMBS AT STEEL DOORS TO MATCH DOOR COLORS
 STEEL DOORS TO BE EXTERIOR GRADE - INSULATED
 LEVER STYLE FOR ALL DOORS TO BE "SCHLAGE, JUNOPER, S-SERIES" OR SIMILAR.
 HARDWARE FINISH TO BE BRUSHED OR SATIN, CHROME, OR STAINLESS STEEL.

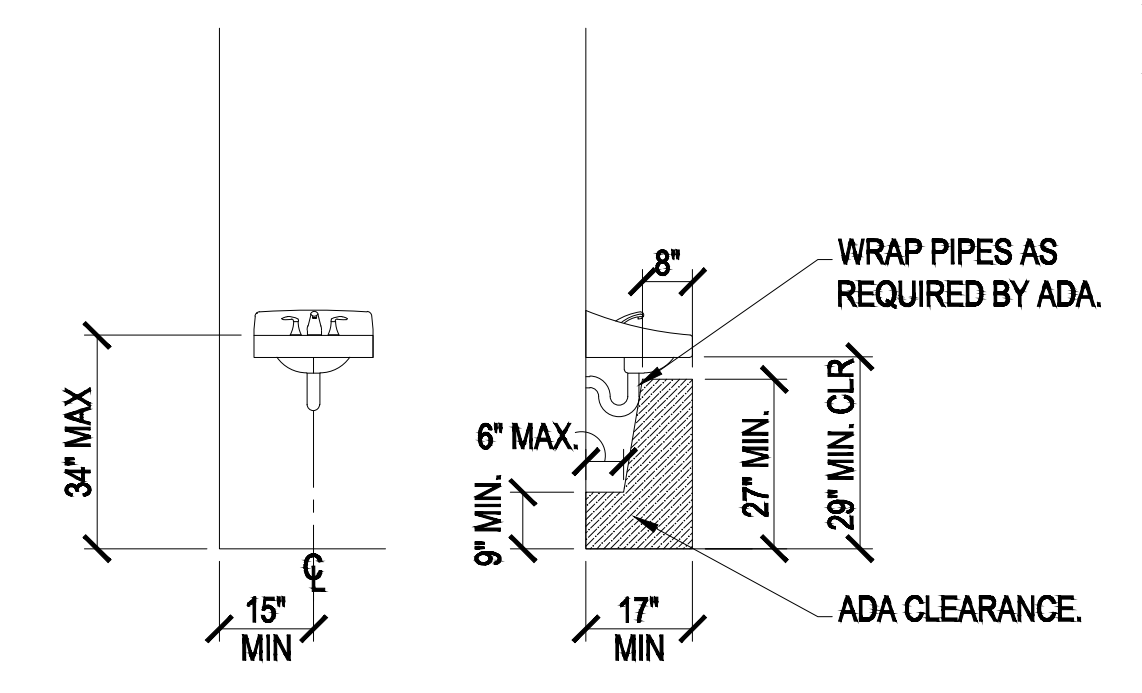
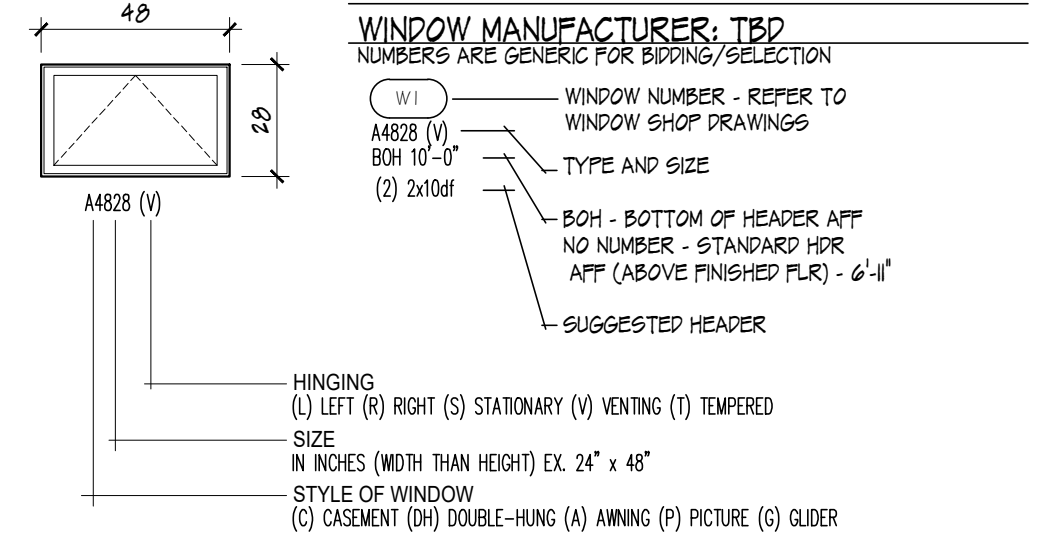
TYPE 1
 FLUSH STEEL PANEL INSULATED

TYPE 2
 FLUSH PRE-FINISHED OAK HOLLOW CORE

TYPE A
 PRIMED WOOD JAMB W/ BRICK MOLD WEATHERSTRIPPING ALUM. SILL

TYPE B
 3/4" PRE-FINISHED OAK JAMB OAK STOP NO SILL

WINDOW TAG INFO



TOILET ELEVATIONS
 SCALE: 3/8" = 1'-0"

NOTE: PROVIDE BLOCKING IN WALL FOR ALL WALL HUNG FIXTURES.

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 501 PROSPECT DRIVE
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RICHARD GRISMER ARCHITECT
 3871 LAKESIDE DRIVE
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FILE
 WHITEWATER 2 DWG

SHEET

CB1 - CB2 - CB3 FLOOR PLAN

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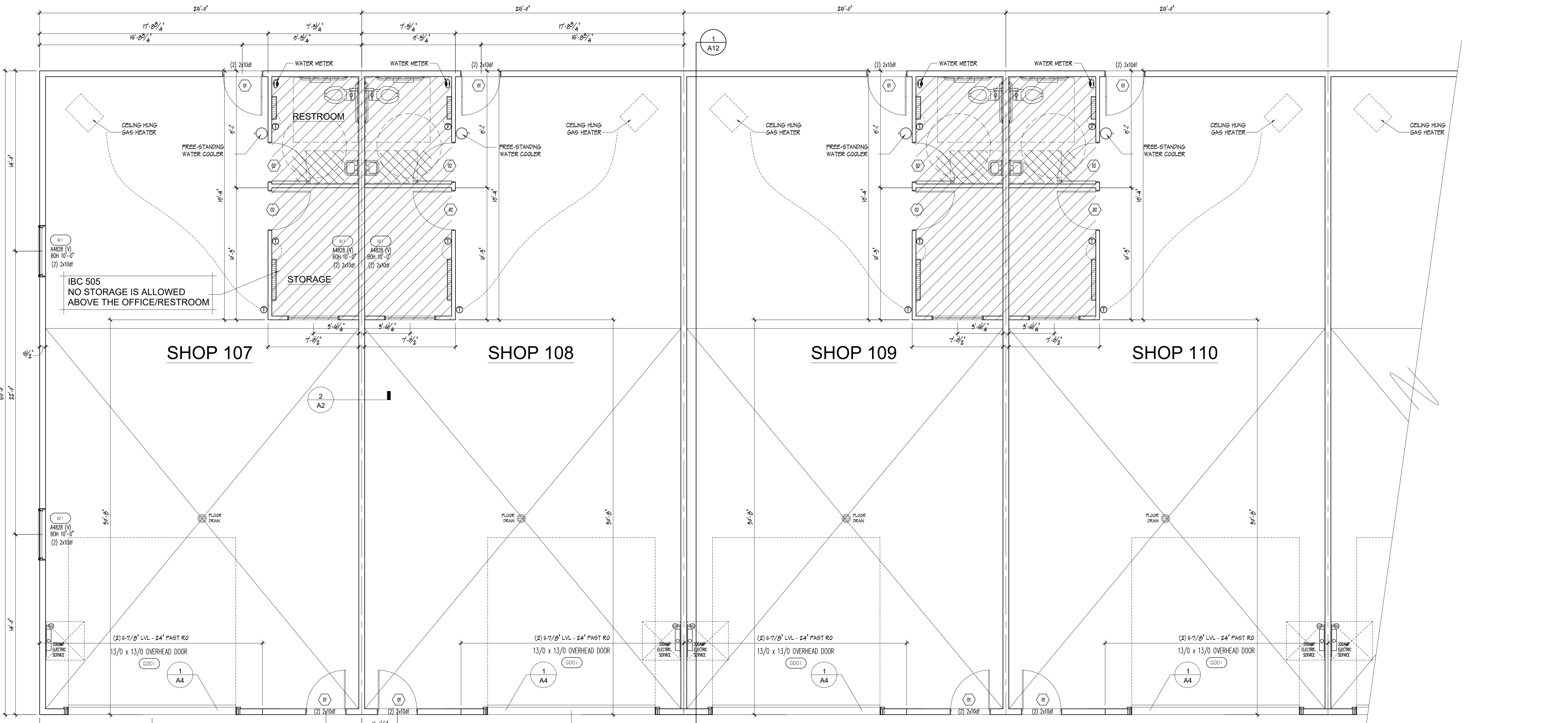
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FILE
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SHEET

A6

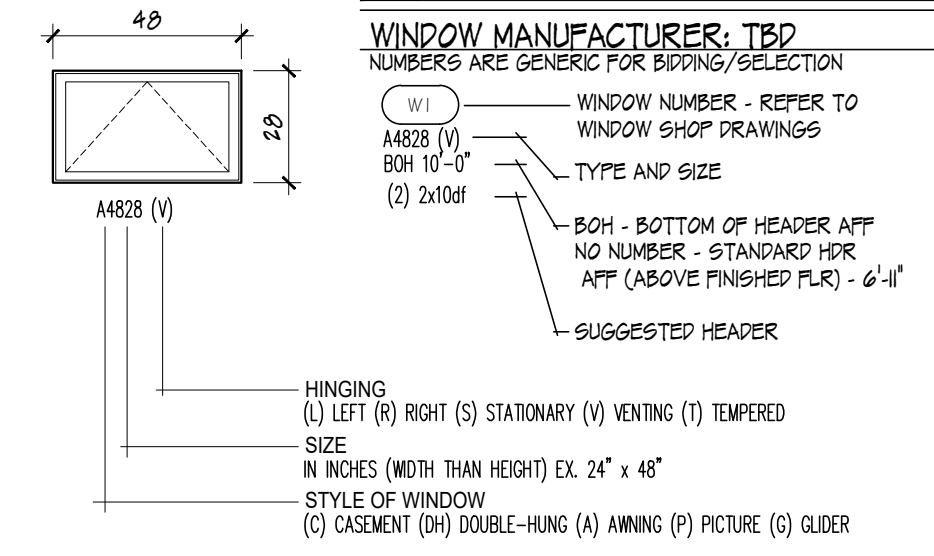


CB4 FLOOR PLAN

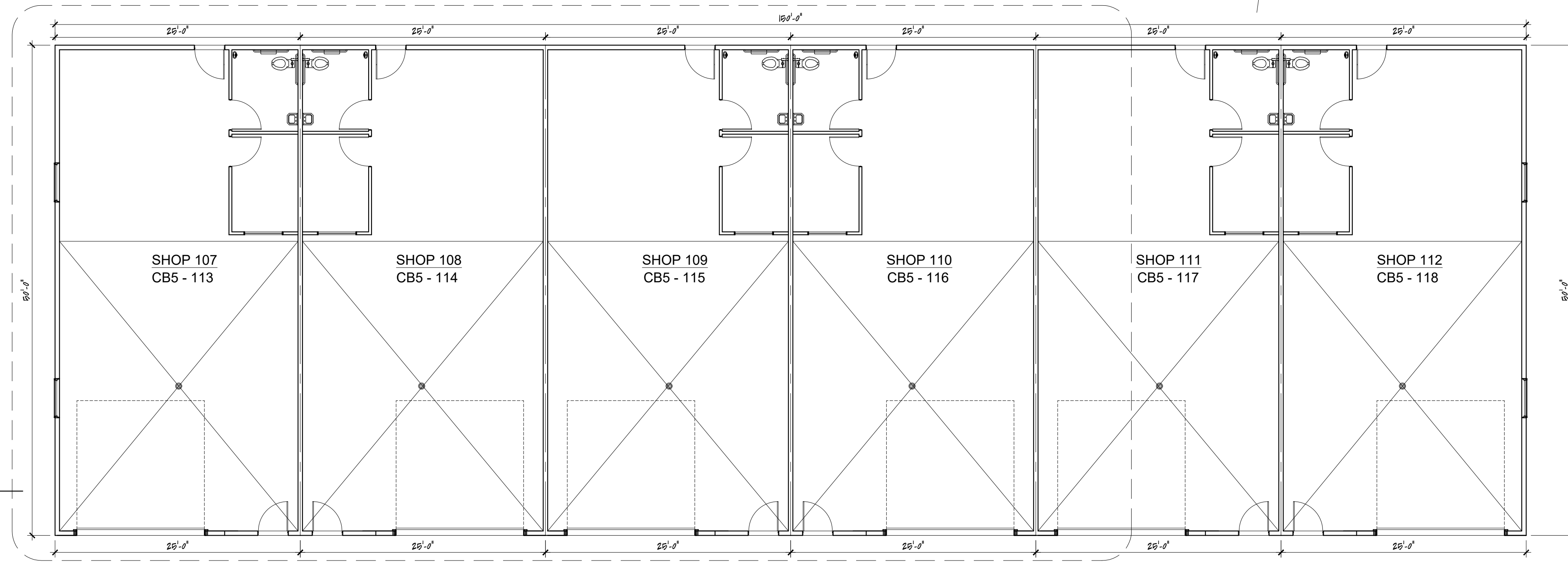
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7500 /sf
APPROX.

WINDOW TAG INFO



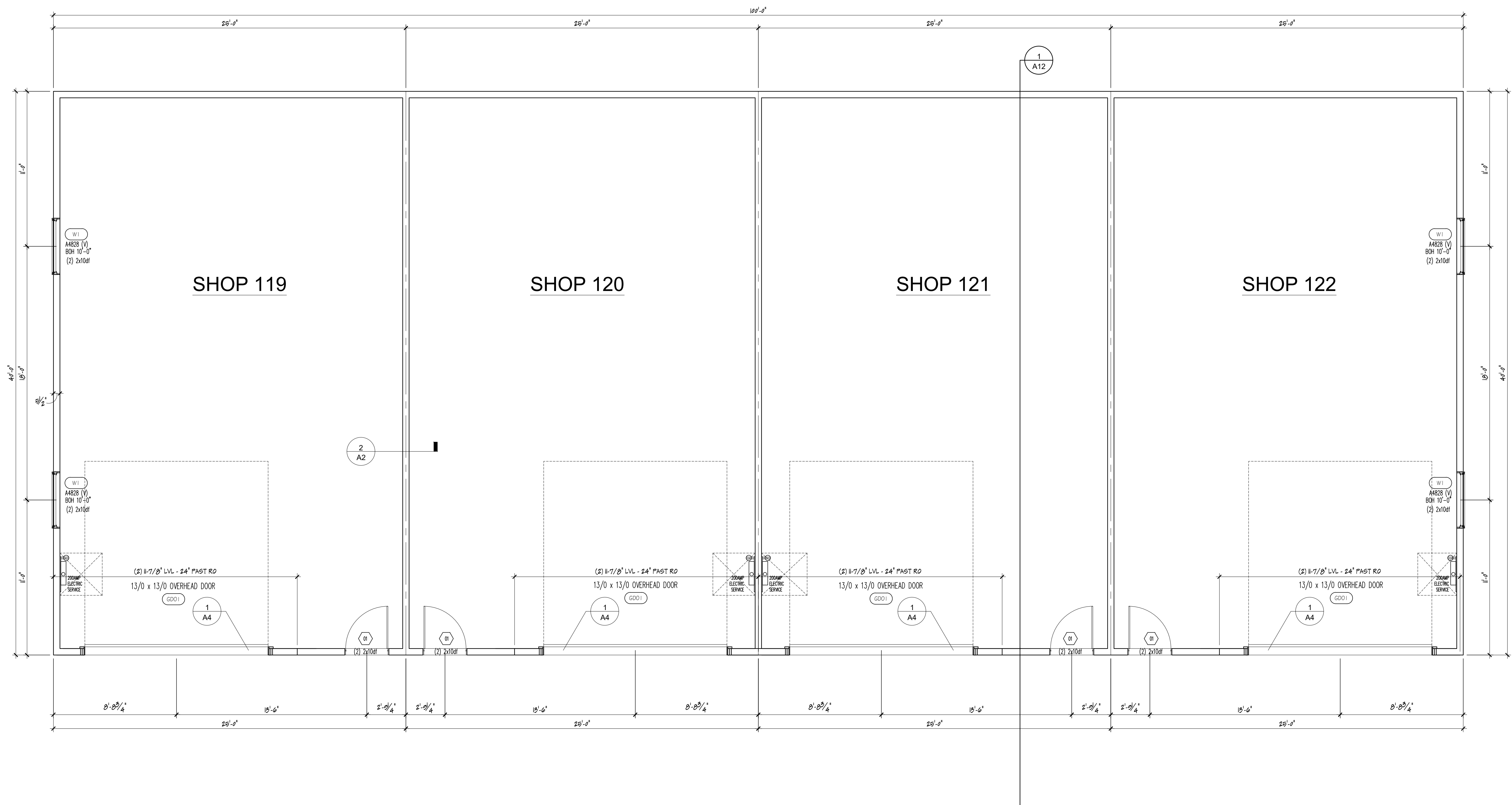
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CB4 FLOOR PLAN

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

CB4 - CB5 FLOOR PLAN



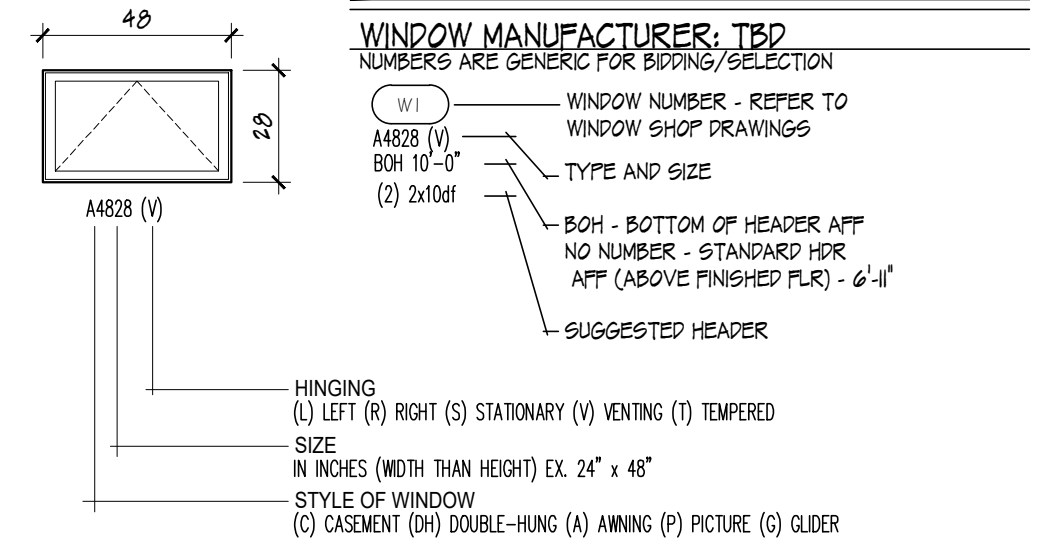
CB4 FLOOR PLAN

4000 /sf

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

APPROX.

WINDOW TAG INFO



WINDOW MANUFACTURER: TBD
 NUMBERS ARE GENERIC FOR BIDDING/SELECTION

W1 - WINDOW NUMBER - REFER TO WINDOW SHOP DRAWINGS
 A4828 (V) - TYPE AND SIZE
 BOH 10'-0" - BOH - BOTTOM OF HEADER AFF NO NUMBER - STANDARD HDR AFF (ABOVE FINISHED FLR) - 6'-0" SUGGESTED HEADER

HINGING
 (1) LEFT (2) RIGHT (3) STATIONARY (4) VENTING (5) TEMPERED
 SIZE
 IN INCHES (WIDTH THAN HEIGHT) EX. 24" x 48"
 STYLE OF WINDOW
 (A) CASSETT (B) DOUBLE-HUNG (C) MINING (P) PICTURE (Q) GLIDER

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CONTRACTOR SHOPS
501 PROSPECT DRIVE
WHITEWATER, WISCONSIN
DAVID & GOLIATH ENT.
JANESVILLE, WISCONSIN

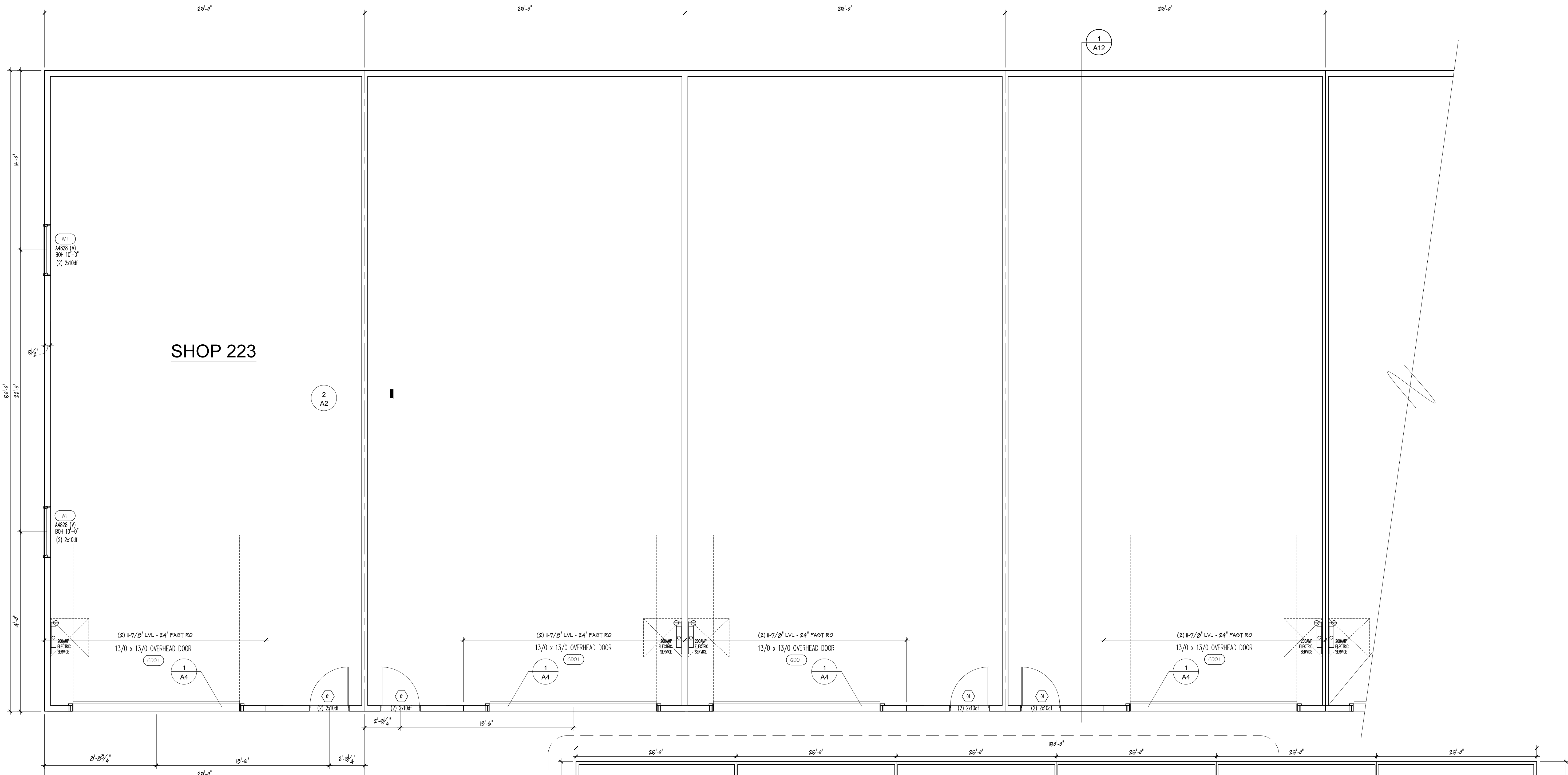
RICHARD GRISMER
ARCHITECT
3871 LAKESIDE DRIVE
ROCKFORD, IL 61101
815-601-5544

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FILE
WHITEWATER 2.DWG
SHEET

CB6 FLOOR PLAN

A7



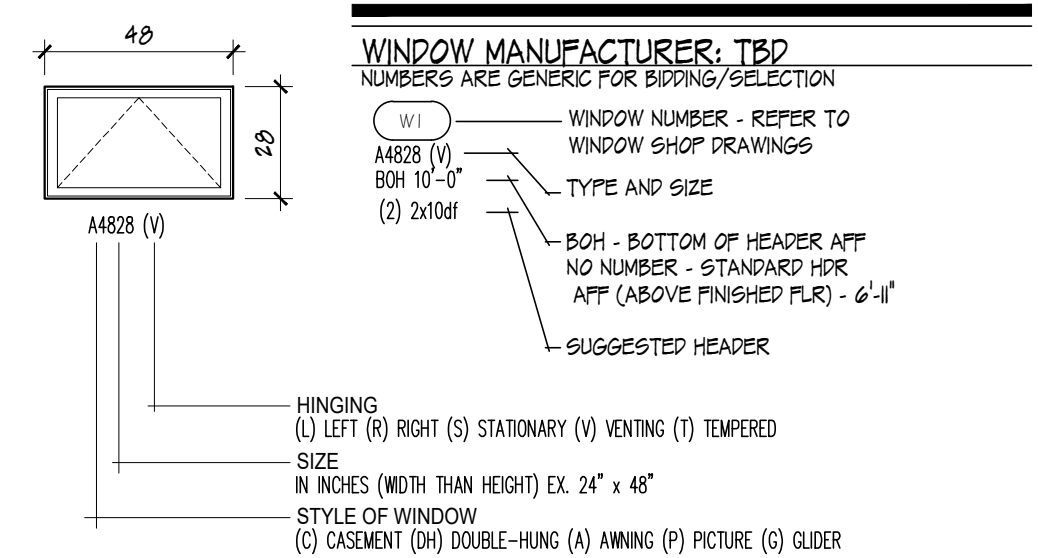
CB4 FLOOR PLAN

7500 /sf

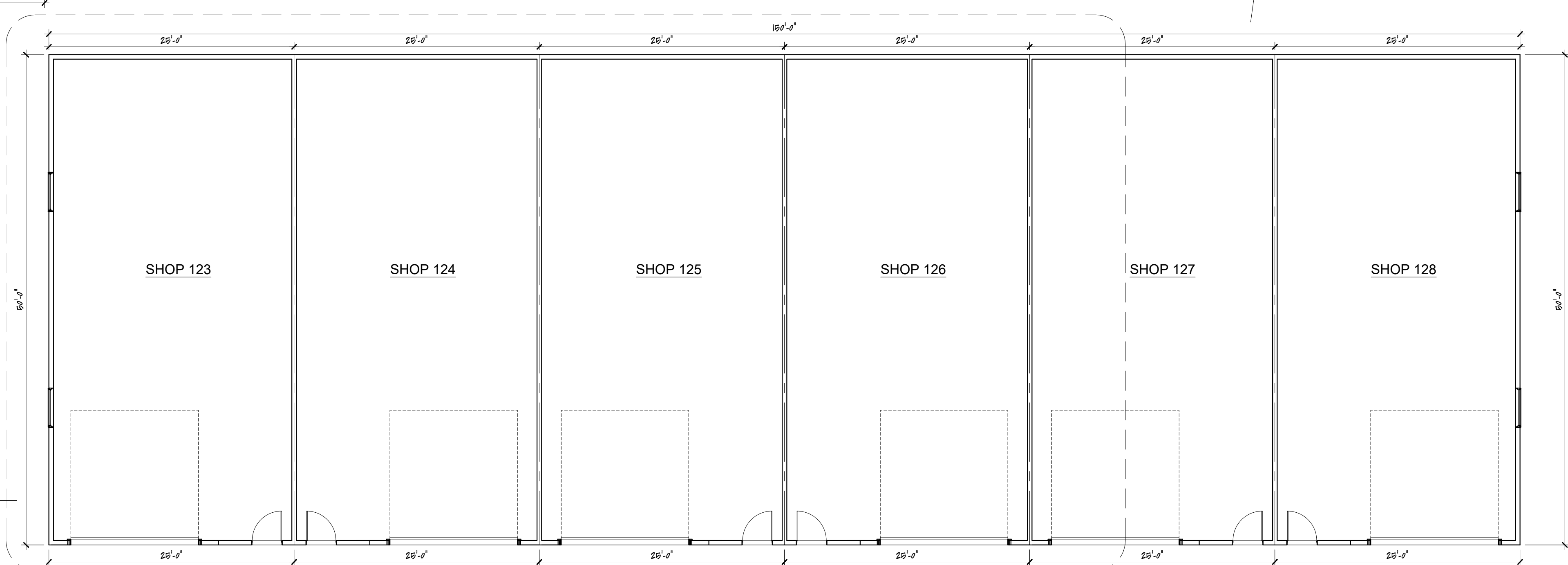
SCALE: 1/4" = 1'-0"

APPROX.

WINDOW TAG INFO



REFER TO ENLARGED 1/4" SCALE ABOVE



CB7 FLOOR PLAN

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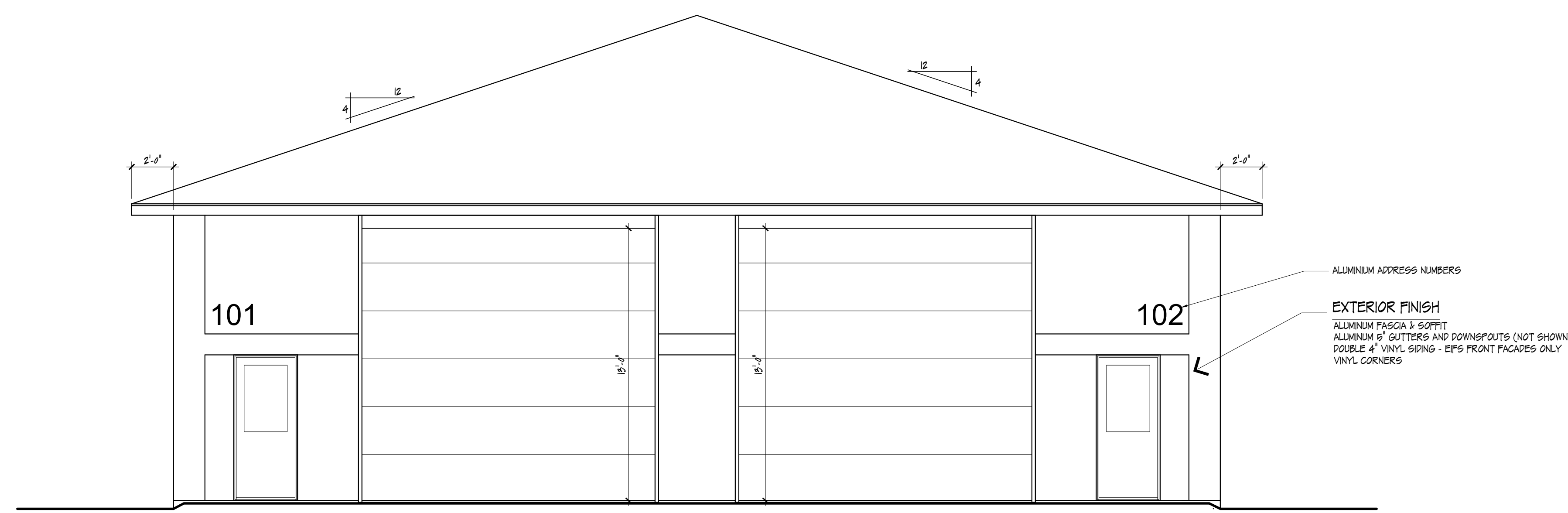
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WHITEWATER 2.DWG

SHEET

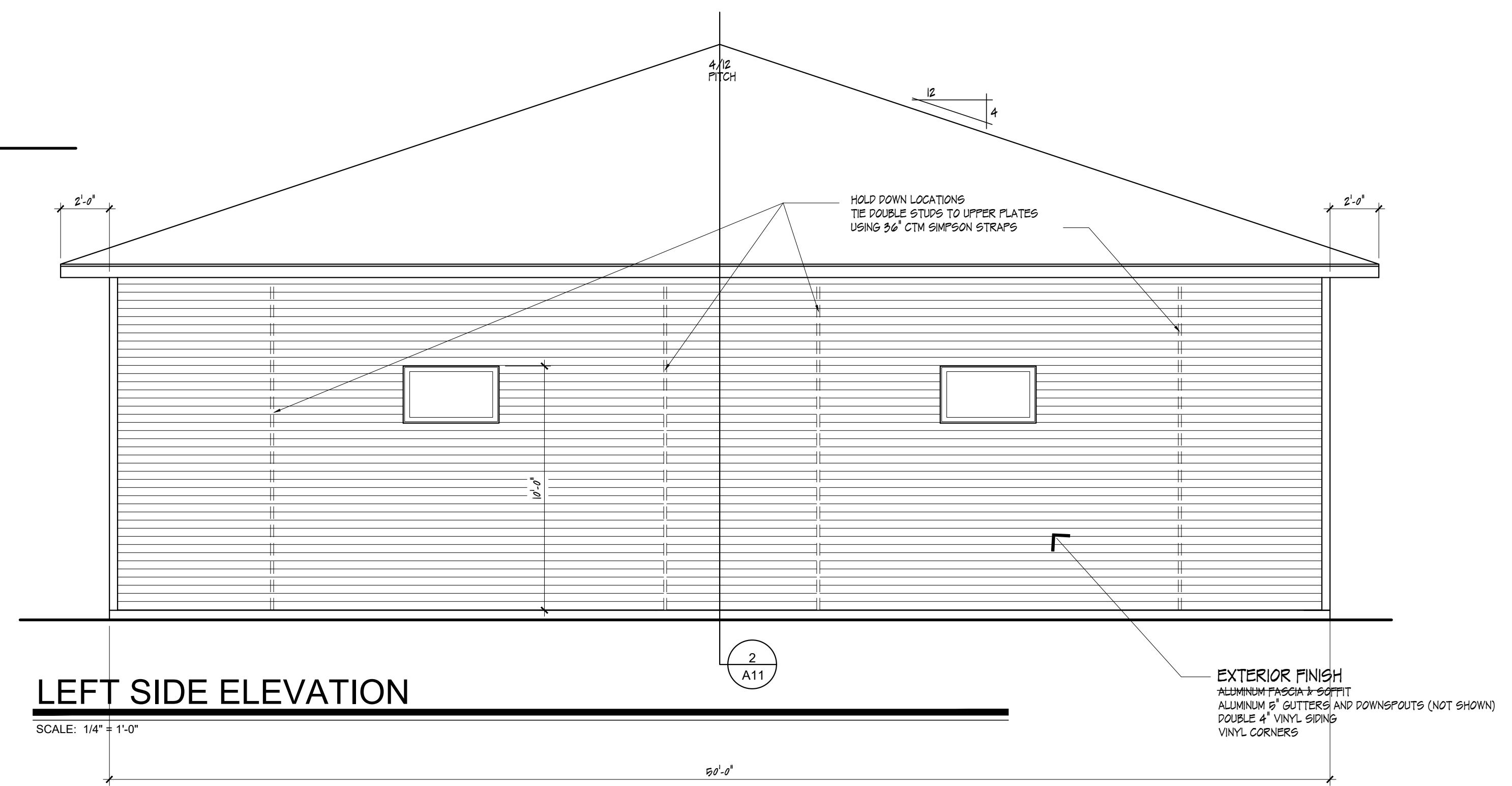
A8

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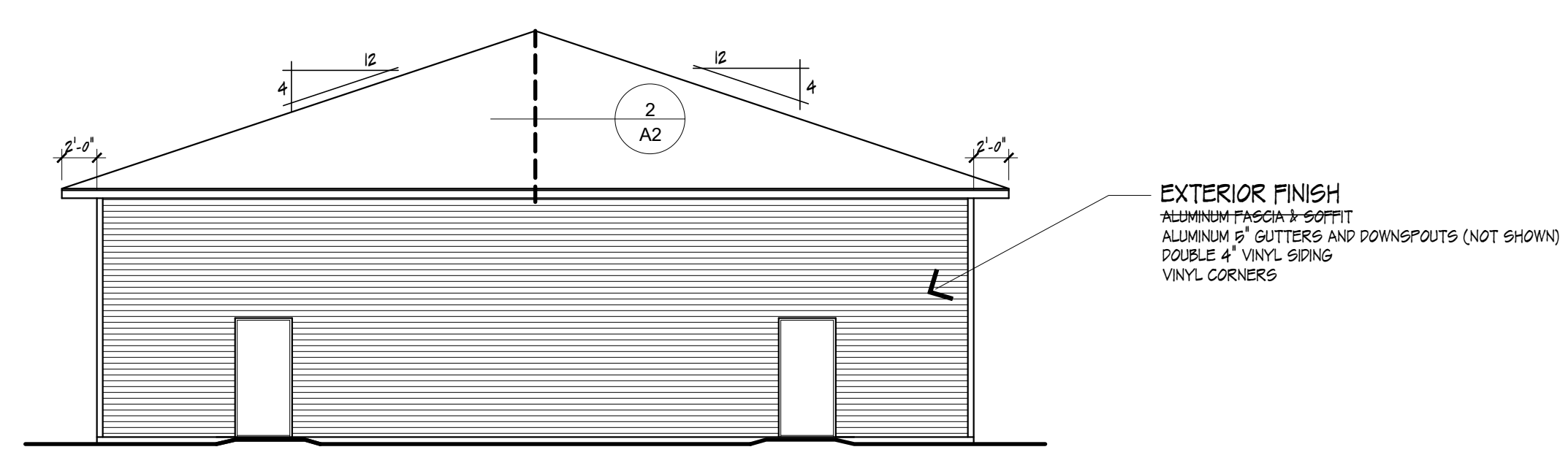
FRONT ELEVATION

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



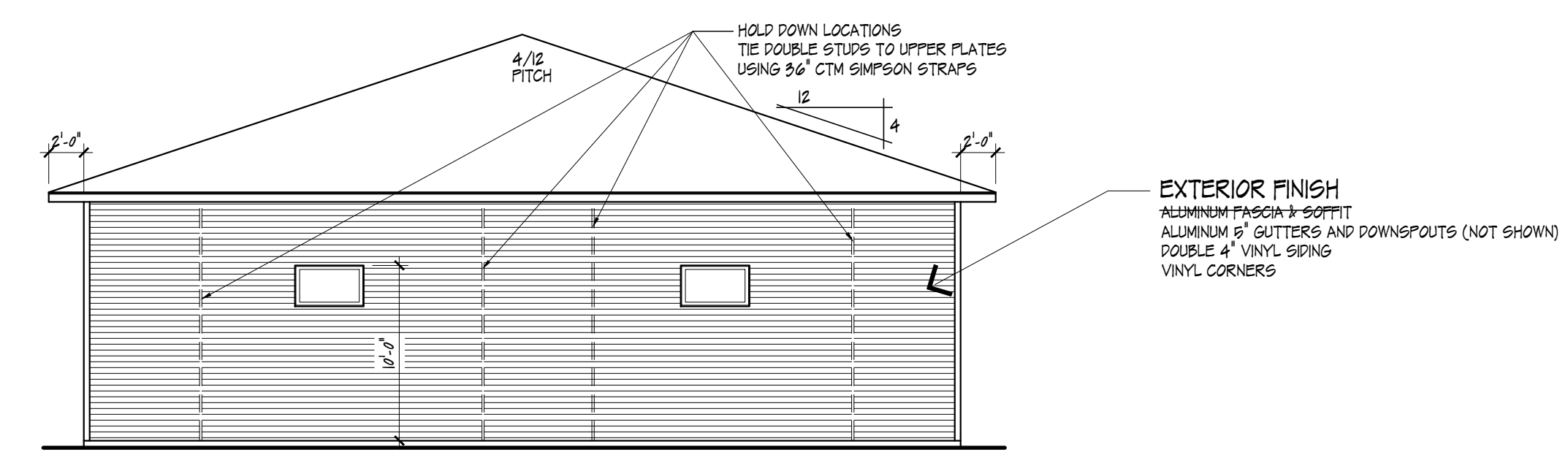
LEFT SIDE ELEVATION

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



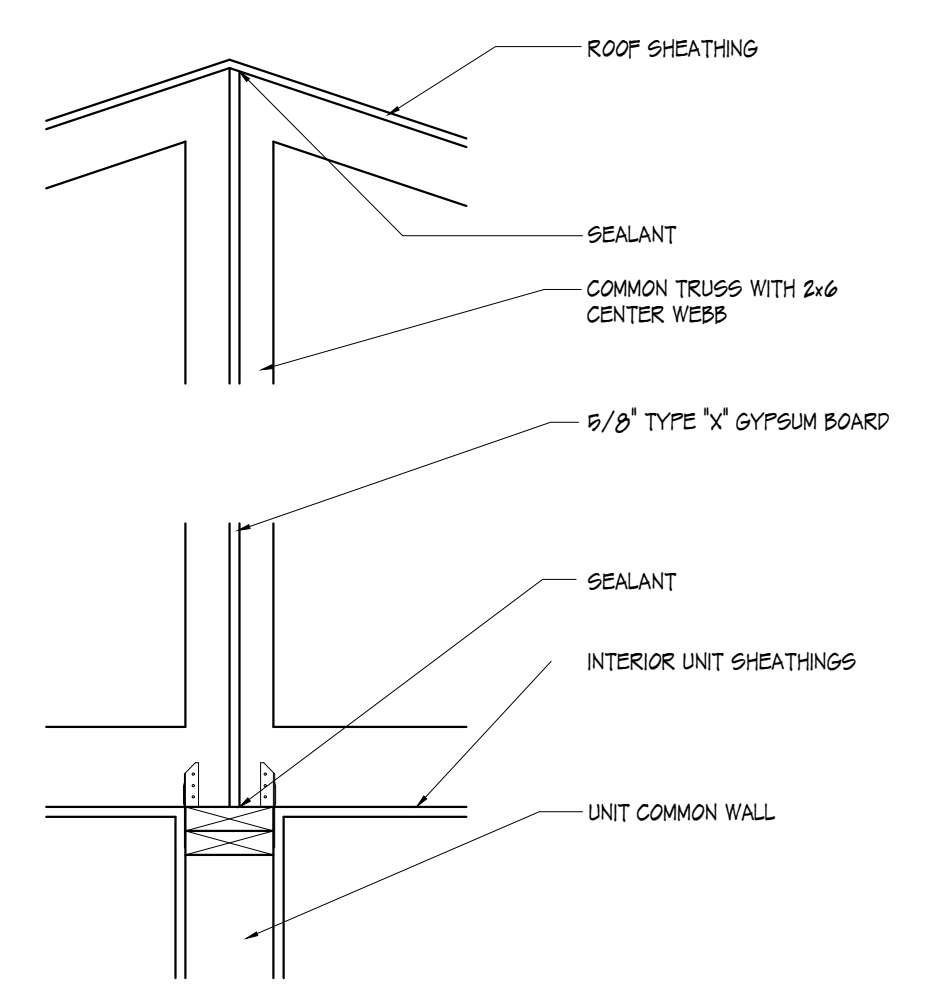
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

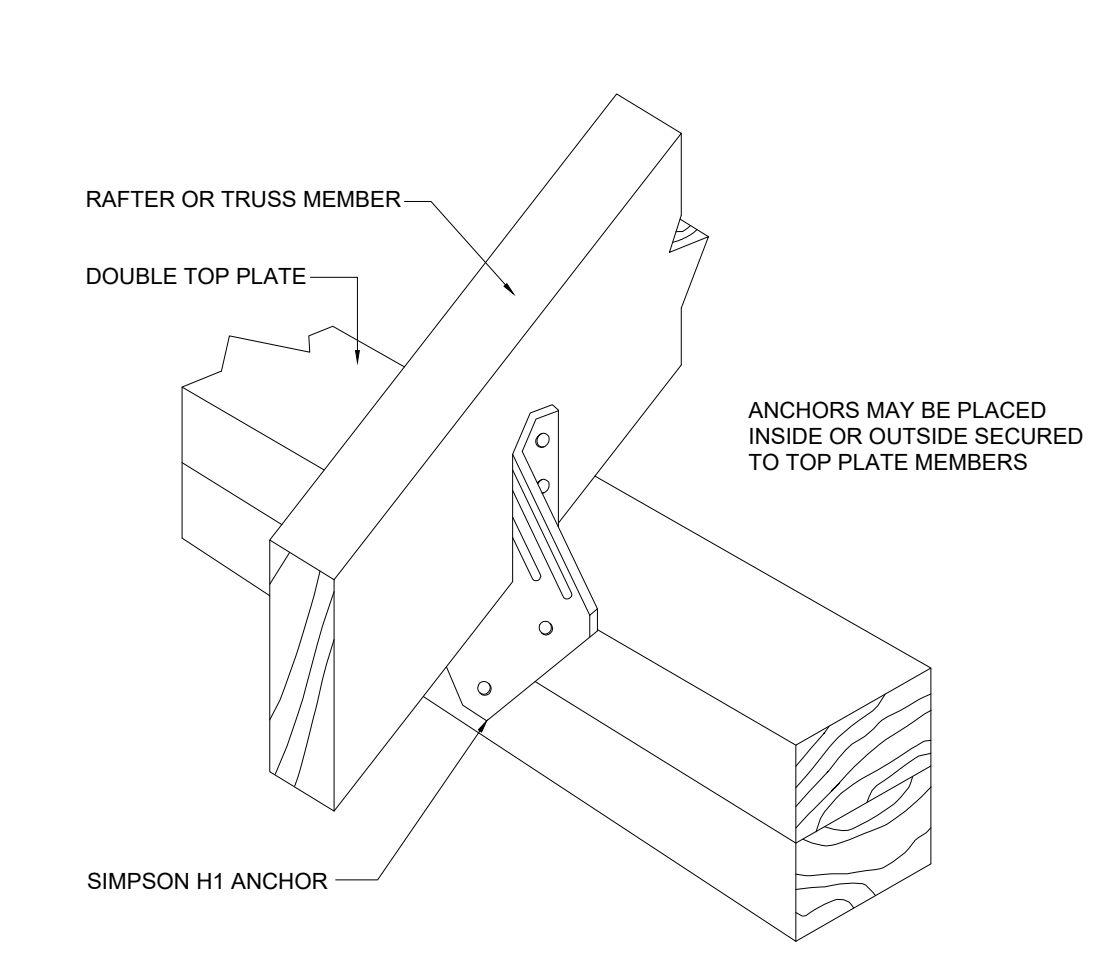


ATTIC SEPARATION WALL

1 A9

SCALE: 1" = 1'-0"

ATTIC SEPARATION WALL



RAFTER / TRUSS ANCHOR

2 A9

SCALE: NONE

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501 PROSPECT DRIVE
WHITEWATER, WISCONSIN
DAVID & GOLIATH ENT.
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RICHARD GRISMER
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3871 LAKESIDE DRIVE
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FILE
 WHITEWATER 2.DWG

SHEET

A9

CB1 - CB2 - CB3 ELEVATIONS

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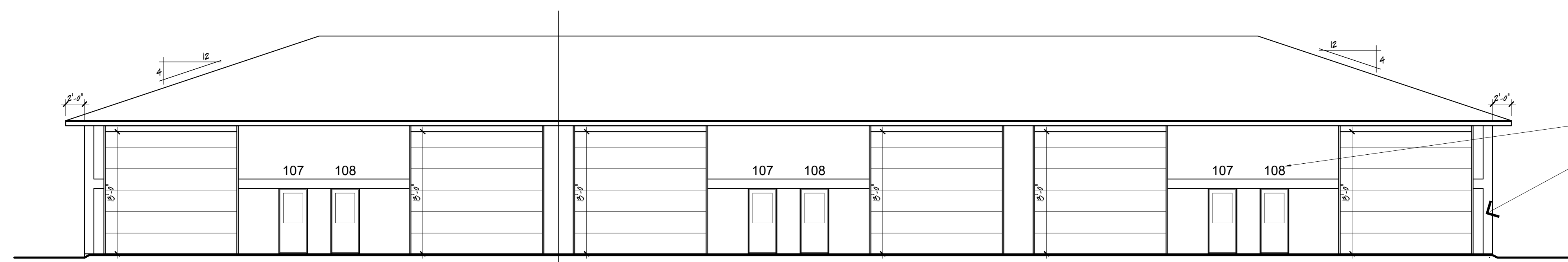
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FILE
 WHITEWATER 2.DWG

SHEET

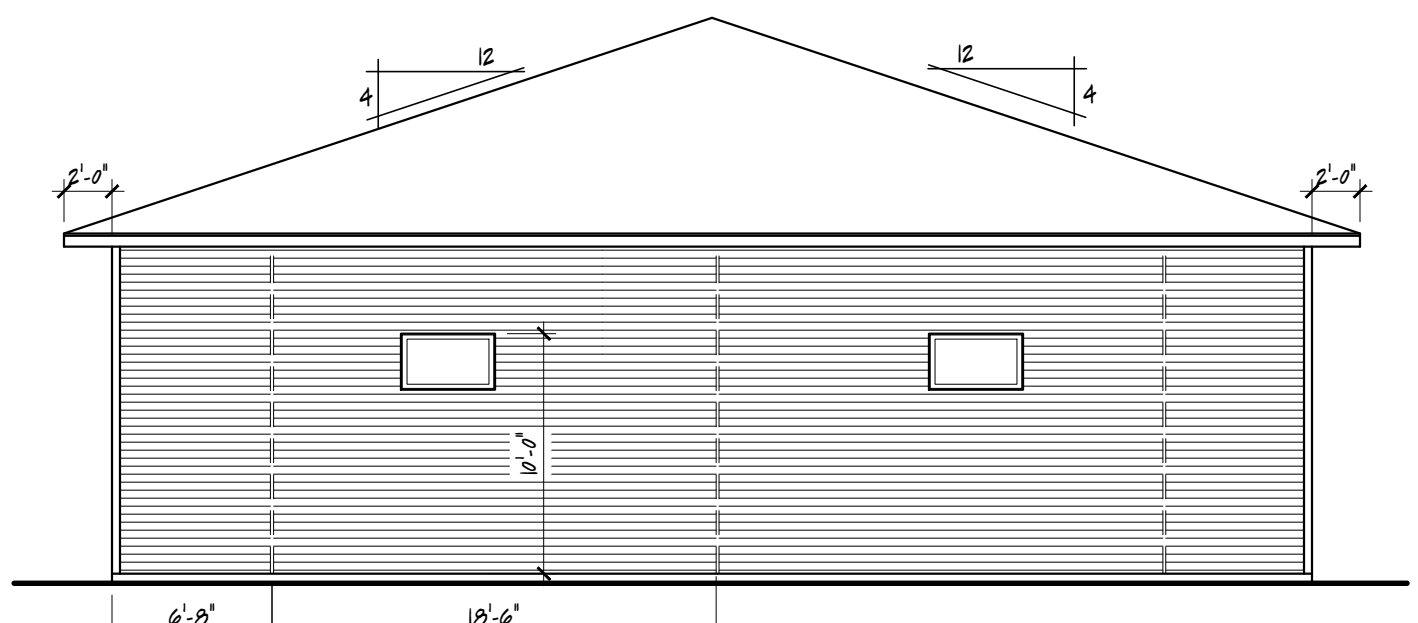
A10



ALUMINUM ADDRESS NUMBERS
 EXTERIOR FINISH
 ALUMINUM FASCIA & SOFFIT
 ALUMINUM 5" GUTTERS AND DOWNSPOUTS (NOT SHOWN)
 DOUBLE 4" VINYL SIDING - EIFS FRONT FACADES ONLY
 VINYL CORNERS

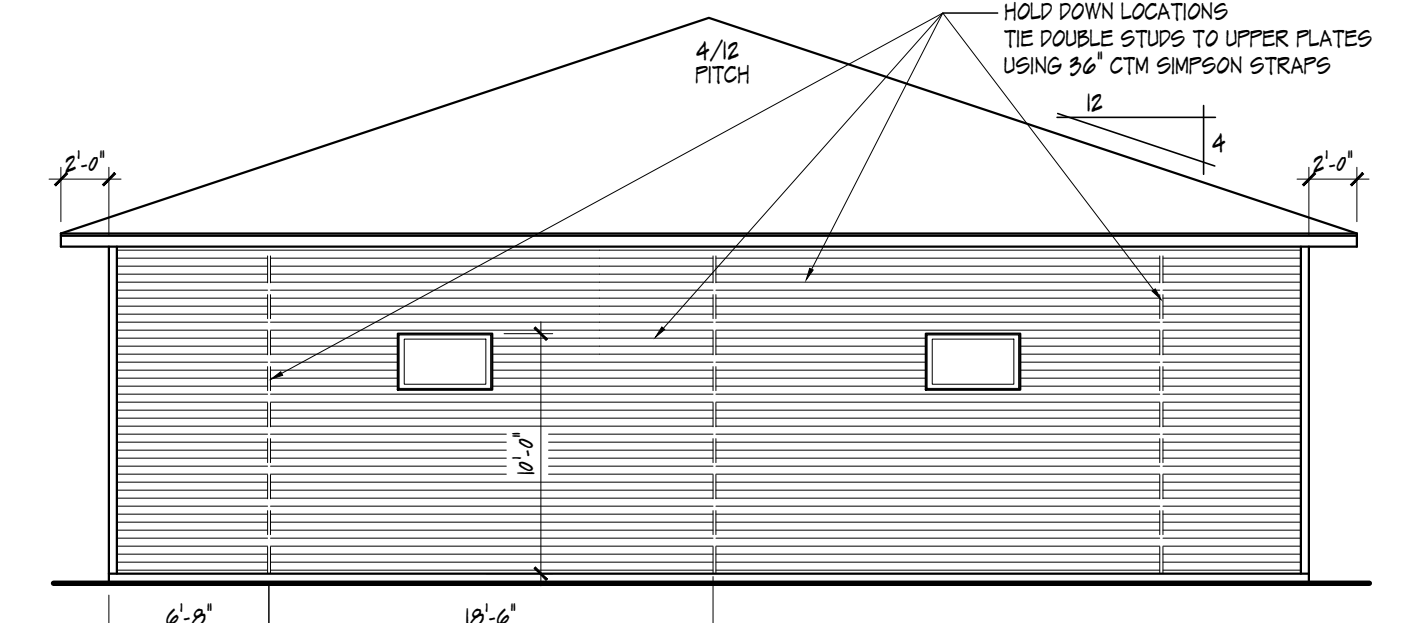
FRONT ELEVATION

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



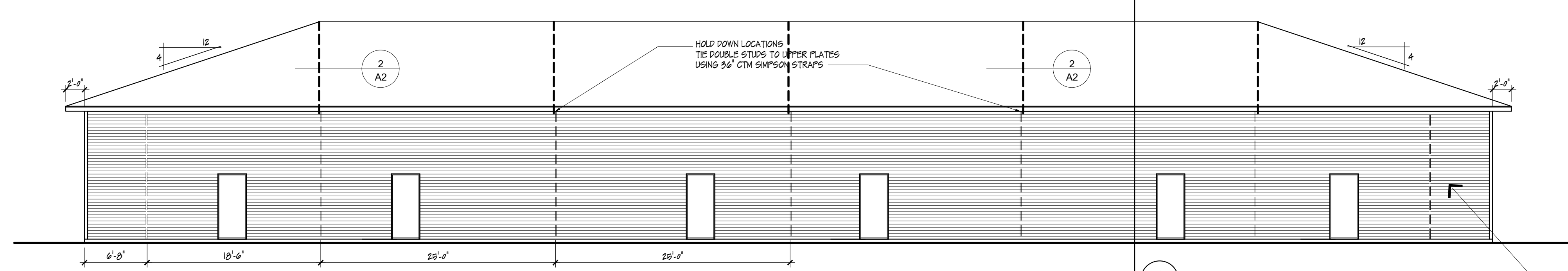
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



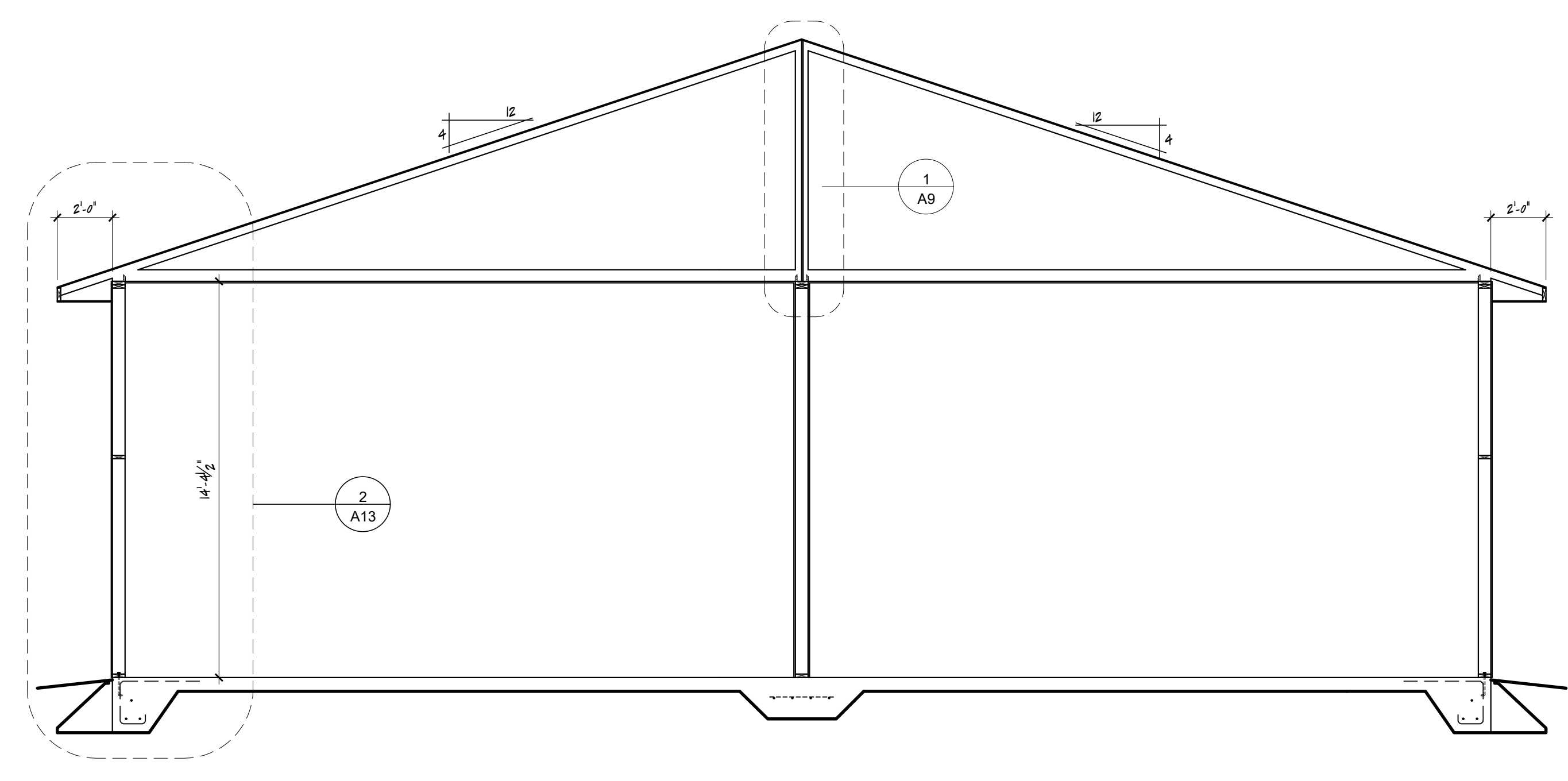
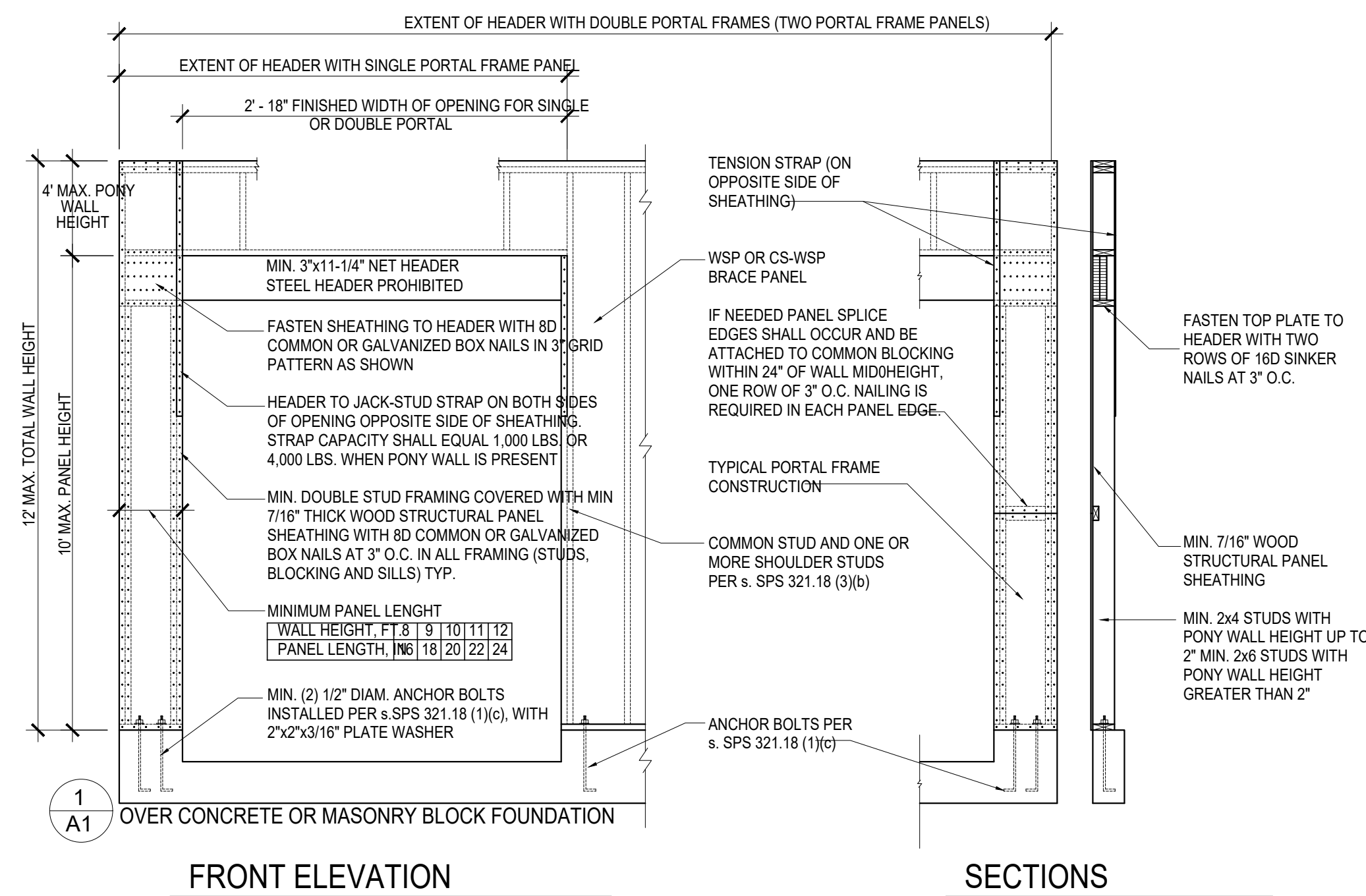
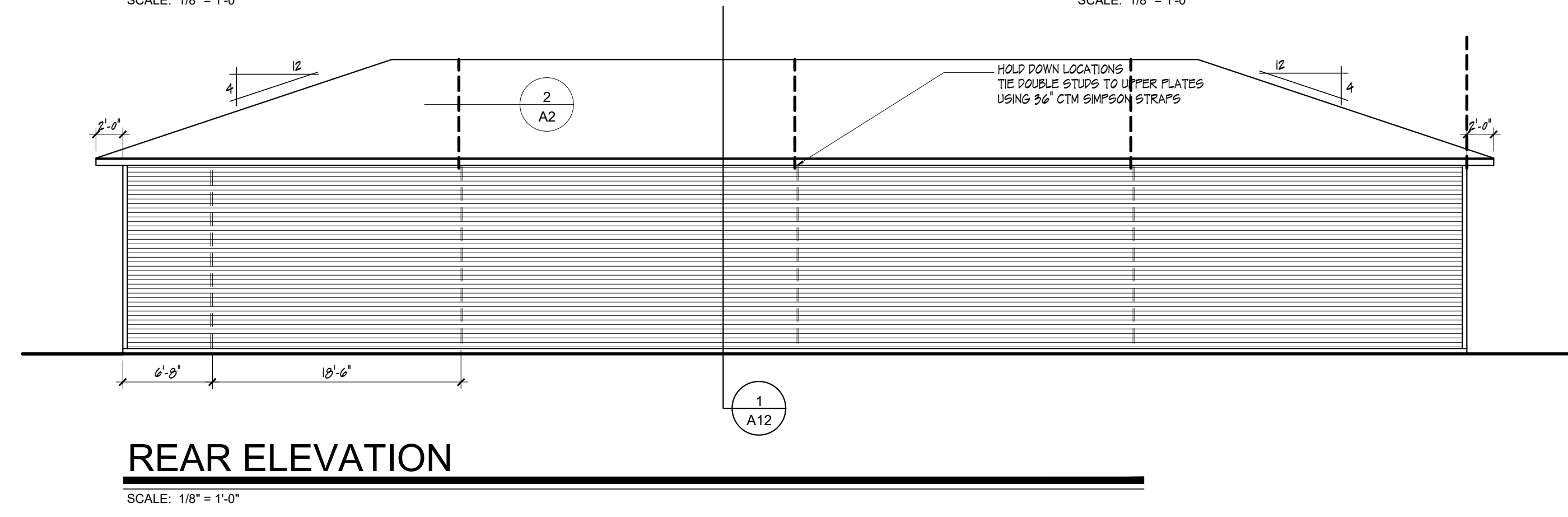
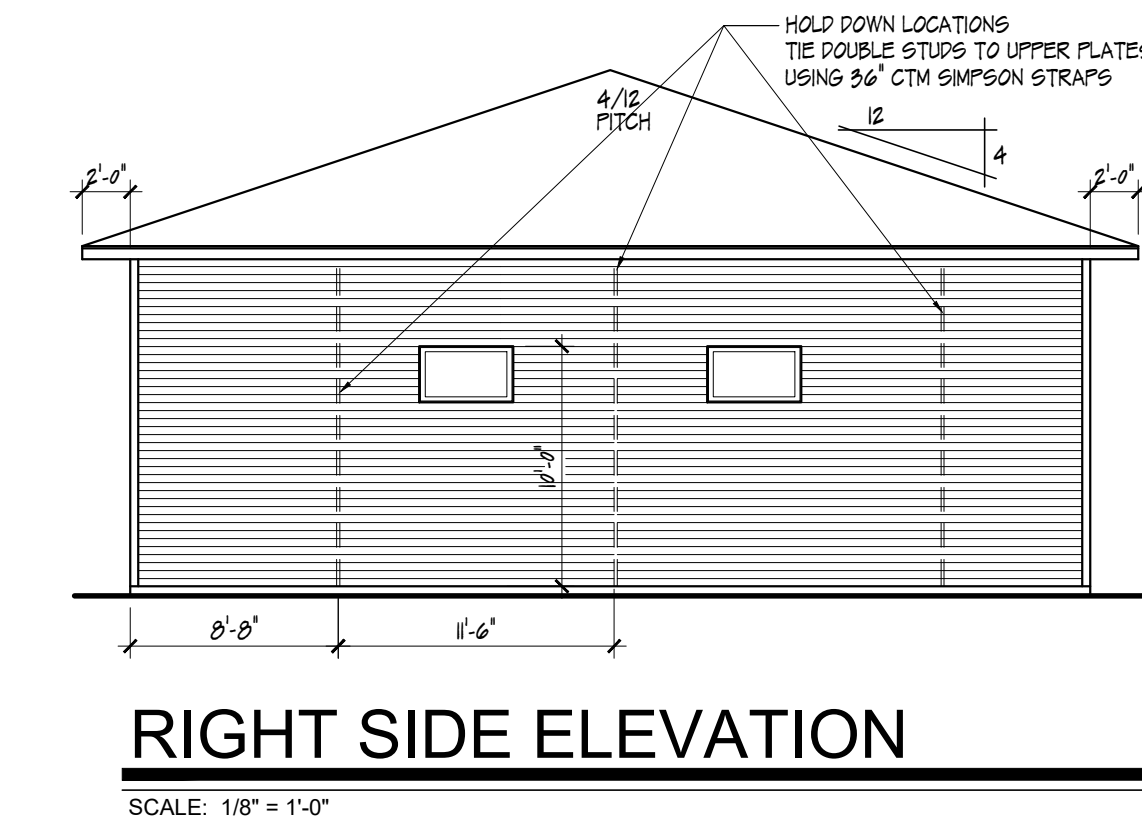
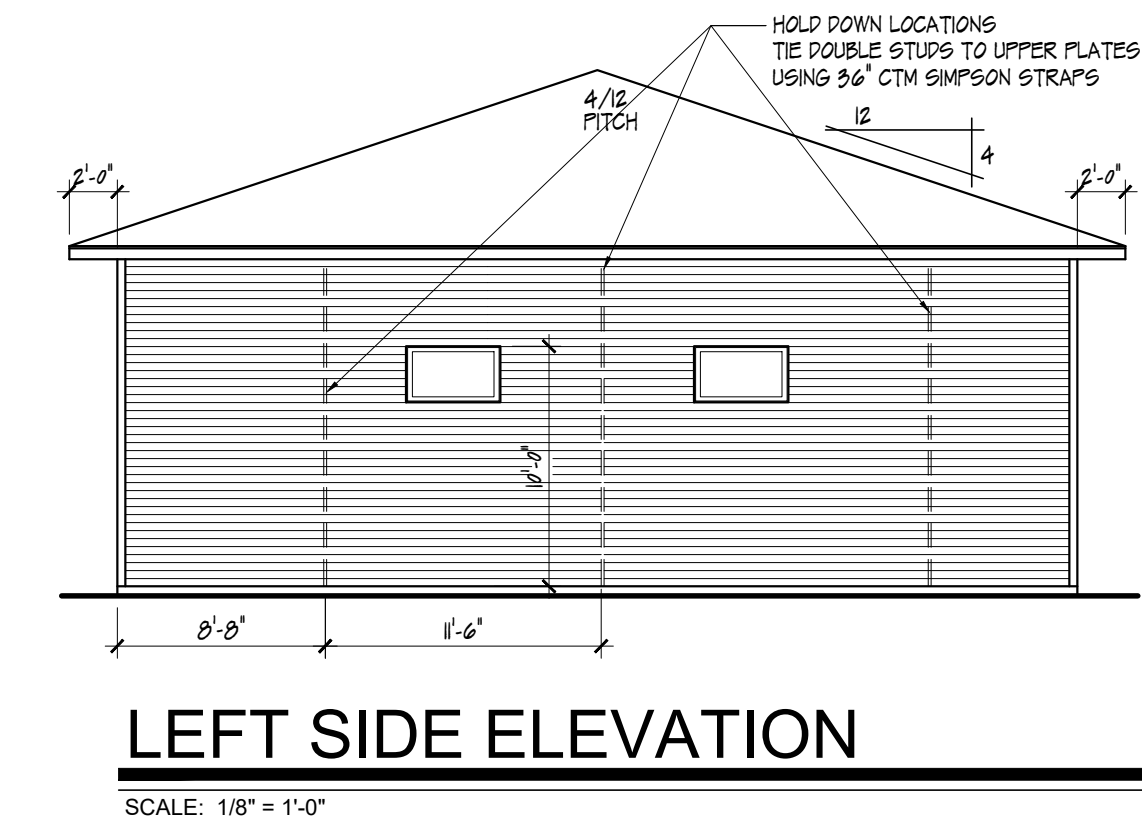
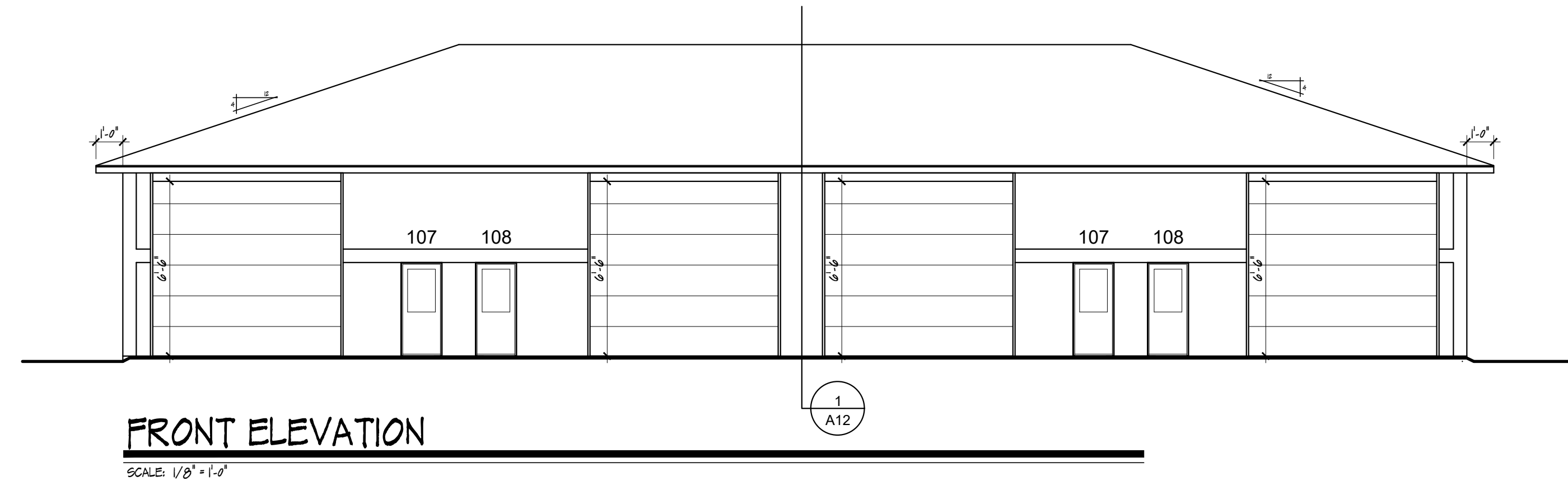
REAR ELEVATION

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

EXTERIOR FINISH
 ALUMINUM FASCIA & SOFFIT
 ALUMINUM 5" GUTTERS AND DOWNSPOUTS (NOT SHOWN)
 DOUBLE 4" VINYL SIDING
 VINYL CORNERS

CB4 - CB5 ELEVATIONS

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PF - PORTAL FRAME BRACE CONSTRUCTION
SCALE: NONE

FRAMING SECTION
SCALE: 1/4" = 1'-0"

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501 PROSPECT DRIVE
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JANESVILLE, WISCONSIN

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FILE
WHITEWATER 2.DWG

SHEET

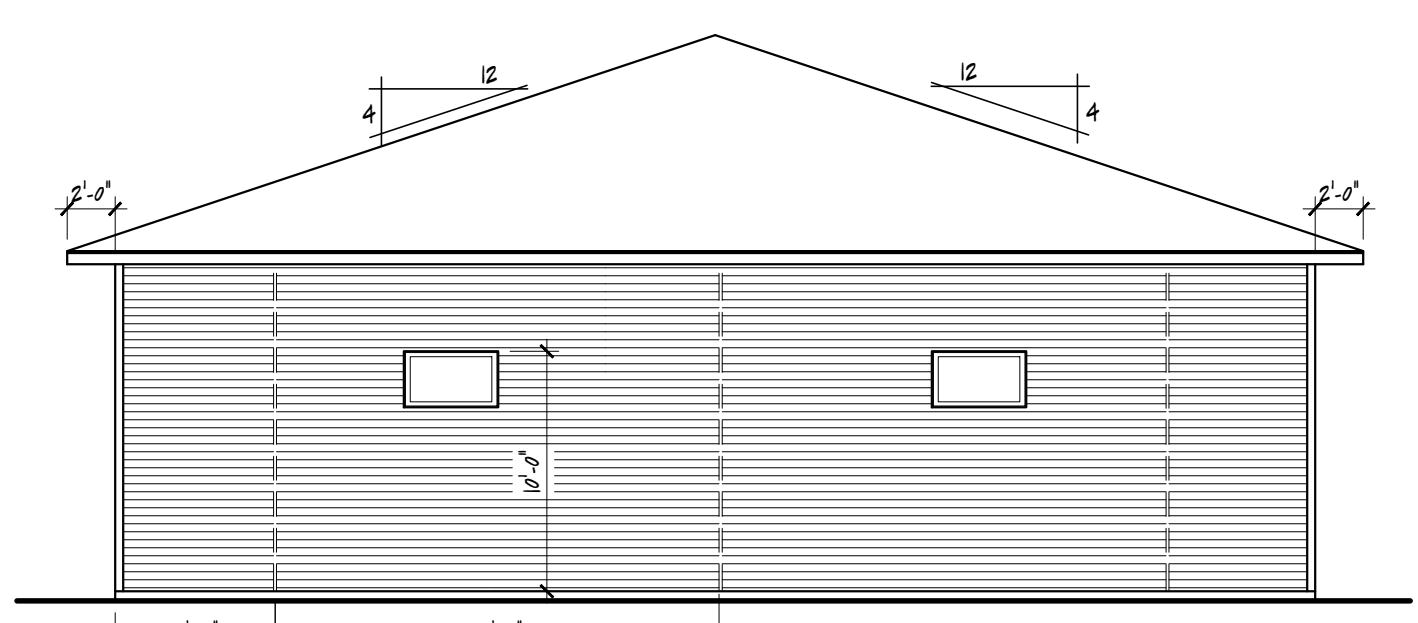
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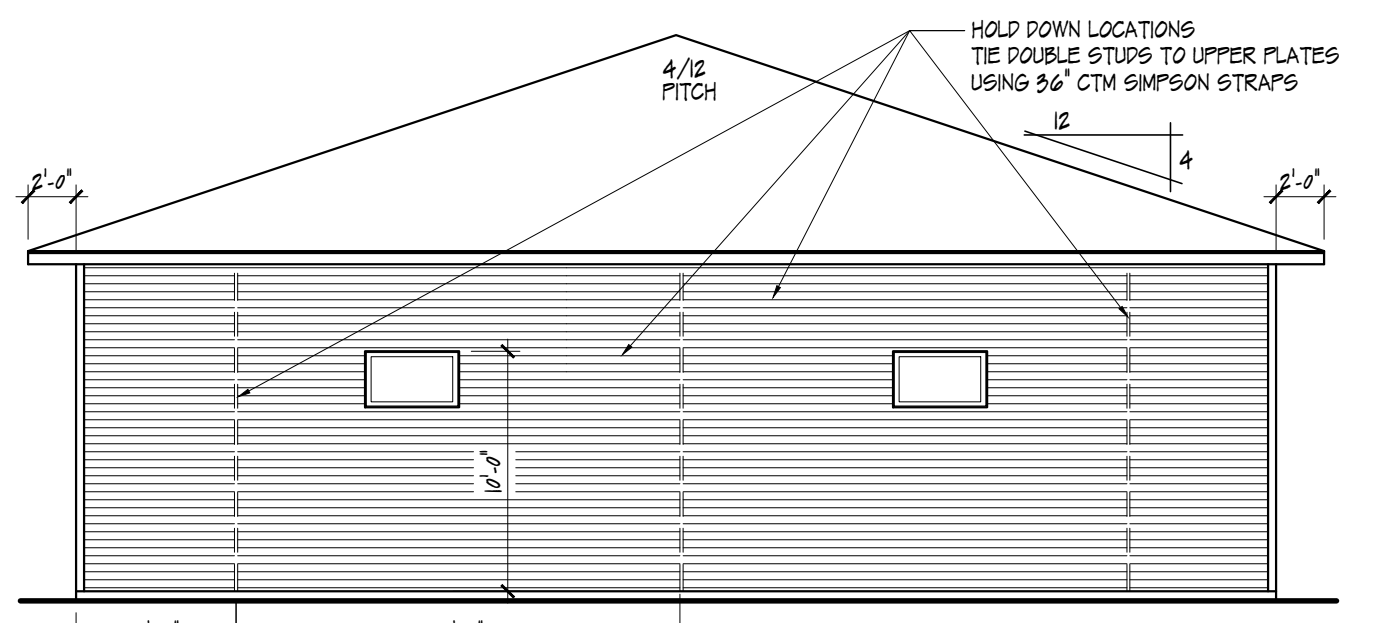
FRONT ELEVATION

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



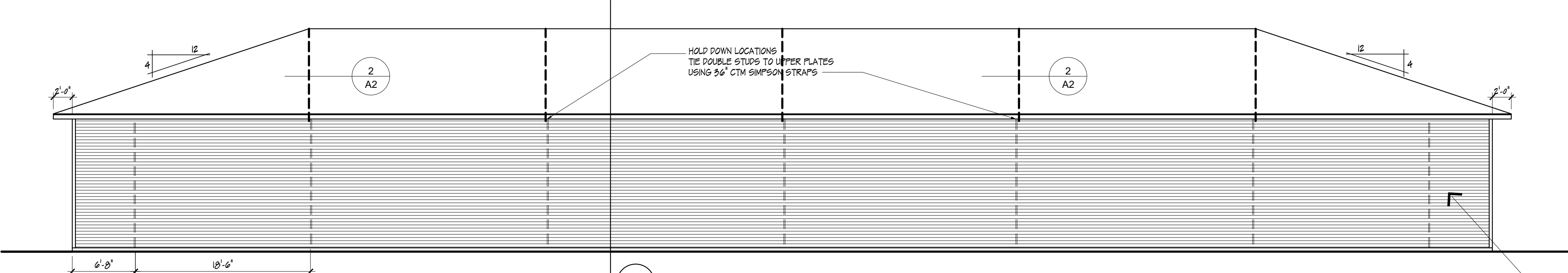
LEFT SIDE ELEVATION

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



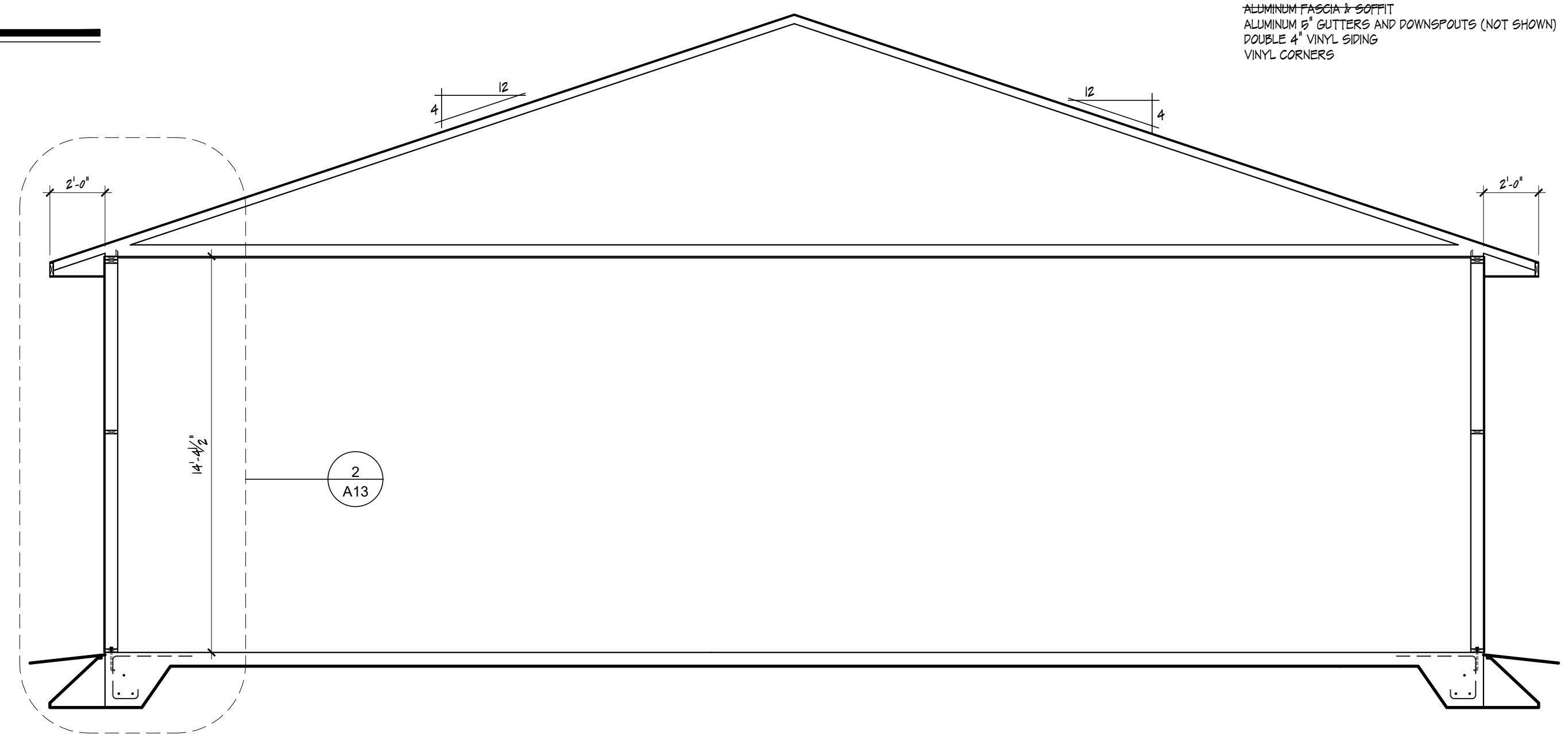
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



FRAMING SECTION

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

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FILE
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SHEET

A12

CB7 ELEVATIONS

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EXISTING CONDITIONS ALL EXISTING CONDITIONS WERE ARRIVED BY SITE MEASUREMENT OR TAKEN FROM AN EXISTING BLUEPRINT PROVIDED BY THE OWNER. ALTHOUGH EVERY EFFORT HAS BEEN MADE FOR ACCURACY IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR AND THEIR SUB-CONTRACTORS/SUPPLIER TO COMPLETE A SITE VISIT AND CONFIRM ALL EXISTING CONDITIONS FOR MEASUREMENTS AND PLACEMENT OF EXISTING MECHANICAL AND/OR STRUCTURAL COMPONENTS THAT AFFECT THE WORK AREAS.	

CONTRACTOR SHOPS
501 PROSPECT DRIVE
 WHITEWATER, WISCONSIN
DAVID & GOLIATH ENT.
 JANESVILLE, WISCONSIN

RICHARD GRISMER
ARCHITECT
 3871 LAKESIDE DRIVE
 ROCKFORD, IL 61101
 815-601-5544

MECHANICAL NOTE
 ALL MECHANICAL LOCATION ARE SUGGESTED AND PLACEMENT WILL BE DETERMINED BY THE RESPECTIVE CONTRACTORS FOR MAXIMUM EFFICIENCY. PROJECT WILL BE COMPLETED AS A DESIGN-BUILD PROJECT AND EACH CONTRACTOR SHALL PROVIDE ALL DESIGNED SHOP DRAWINGS AS REQUIRED PRIOR TO START OF CONSTRUCTION FOR ANALYSIS BY THE OWNER. OWNER'S REVIEW AND APPROVAL OF SHOP DRAWINGS MUST BE COMPLETED PRIOR TO START OF CONSTRUCTION. MECHANICAL CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ALL FINAL SHOP DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS.

FILE
 WHITEWATER 2.DWG

SHEET
A13

ROOF SYSTEM

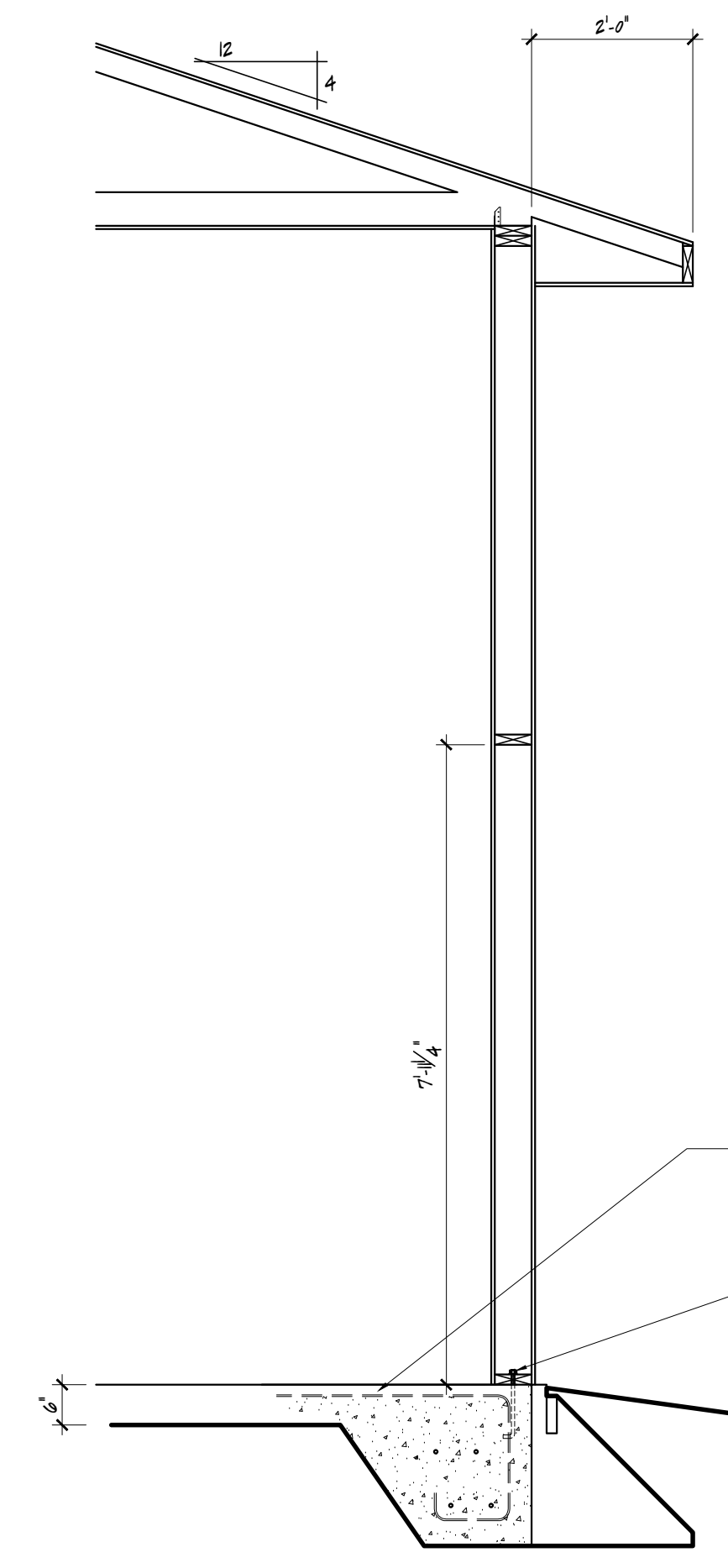
ROOF VENTING AS REQUIRED
 ASPHALT SHINGLES OVER 19# FELT
 (1) ROW ICE/WATER AT ROOF EDGE PERMETER
 1/2" OSB ROOF SHEATHING WITH CLIPS
 ROOF TRUSS SYSTEM - ENGINEERING AND LAYOUT BY SUTTLER

SOFFIT SYSTEM

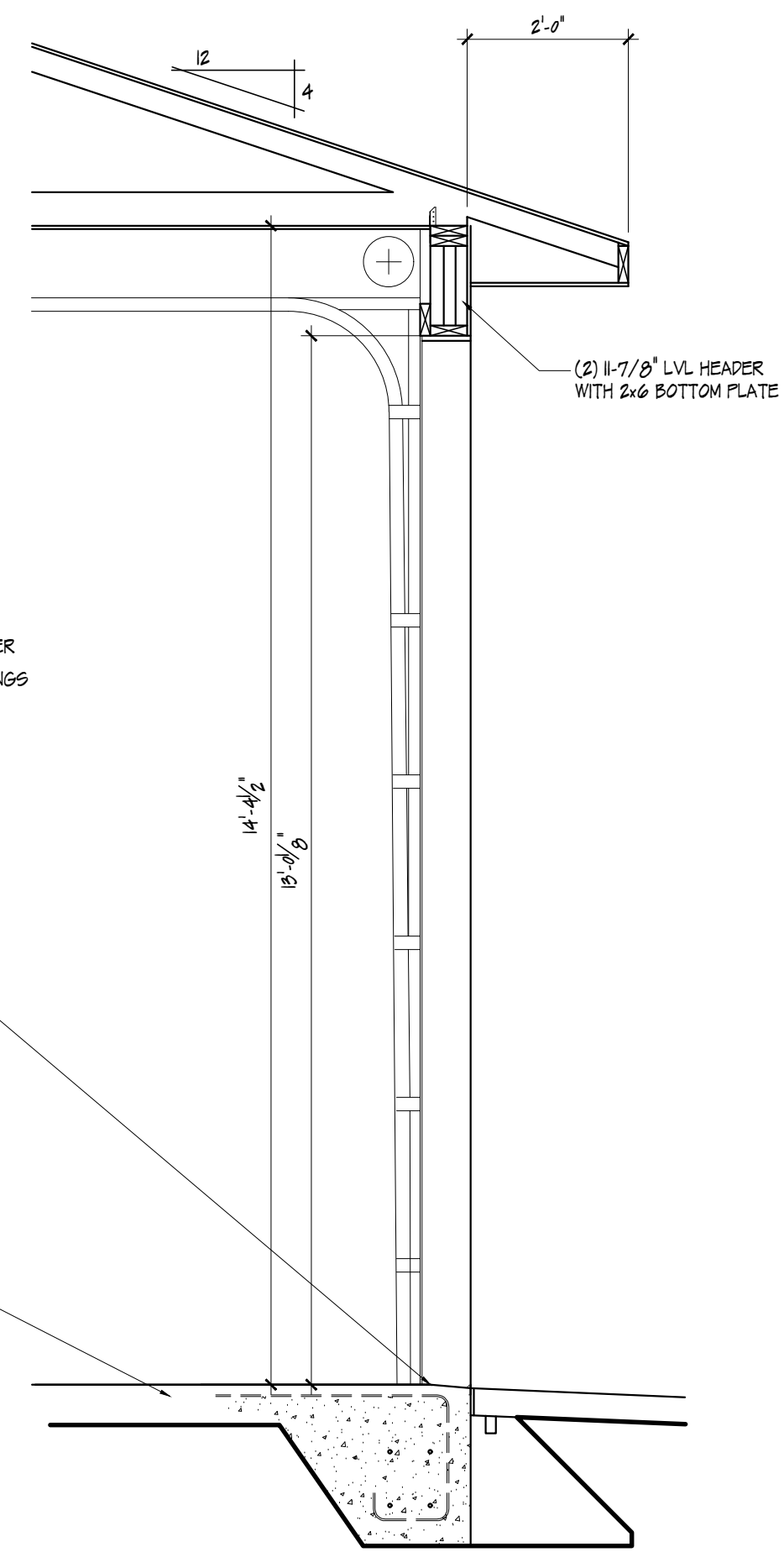
ALUMINUM FASCIA
 2" SUB-FASCIA
 ALUMINUM SOFFIT (80% VENTING @ EAVES)
 BOLD SOFFIT AT RAFTERS
 GUTTER APRON OR STYLE "X" (NOT SHOWN)
 ALUMINUM GUTTERS AND DOWNSPOUTS (NOT SHOWN)

WALL SYSTEM

EXTERIOR FINISH PER ELEVATIONS
 7/16" OSB SHEATHING
 2x6 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
 (1) MD-BLOCK TREATED SILL PLATE OVER SEALER
 INTERIOR FINISH - 7/16" OSB - ALL WALLS & CEILINGS



2
A13



1
A13

FRAMING SECTION

SCALE: 1/2" = 1'-0"

Print

Plan Review Application Form - Submission #692

Date Submitted: 11/14/2023

City of Whitewater

Application for Plan Review

312 W. Whitewater Street
P.O. Box 178
Whitewater, WI 53190
262-470-0540
www.whitewater-wi.gov

NOTICE

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

Please complete the following application. Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

One (1) 11x17 copies and 1 Electronic Copy (include color where possible). If a full size plan is needed we will request same. All plans should be drawn to scale; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

IDENTIFICATION AND INFORMATION ON APPLICATION

Applicant's First Name*

Ben

Applicant's Last Name*

Bolton

Applicant's Address*

3649 Westminster Road

City*

Janesville

State*

WI

Zip Code*

53546

Phone Number*

608-444-9945

Item 4.

Email Address*

info@goliathleasing.com

Owner of site, according to current property tax records (as of the date of the application):

Becker & Bolton LLC

Street Address of property:*

501 N Prospect Drive, Whitewater, WI 53190

Legal Description (Name of subdivision, block and Lot or other Legal Description):*

Lot1, CSM 3845-18-151, DOC 1022740

Agent or Representative assisting in Application (Engineer, Architect, Attorney, etc.)

First Name

N/A

Last Name

Name of Firm:

Firm Address

City

State

Zip Code

Phone Number

Fax Number

Email Address

Item 4.

Name of Contractor:

David & Goliath, INC

Has either the applicant or owner had any variances issued to them, on any property?*

Yes.

No.

If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Current Land Use:

Principal Use:

Commercial

Accessory or Secondary Uses:

N/A

Proposed Use

Contractor Shops

No. of occupants proposed to be accomodated:

28

No. of employees:

Varies

Zoning District in which property is located:

M-1

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which property is located:

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 official may require.

PLOT PLAN

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

STANDARDS

A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located. Applicant's explanation: *

This was the understanding

B. The proposed development will be consistent with the adopted city master plan. Applicant's explanation:*

Yes, I believe so.

C. The proposed development will be compatible with and preserve the important natural features of the site. Applicant's explanation:*

To Provide independent work shops for Small local contractors.

D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property. Applicant's explanation:*

No, it will not.

E. The proposed development will not create traffic circulation or parking problems. Applicant's explanation:*

This are contractor shops used for individual use for local tradesmen's in need of extended workspace and storage.

F. The mass, volume, architectural features, materials and/or setbacks of proposed structures, additions, or alterations will appear to be compatible with existing buildings in the immediate area. The Applicant's explanation:*

Yes, we believe it will.

Item 4.

G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted. Applicant's explanation:*

This is not a landmark Structure.

H. The proposed structure, addition, or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties. Applicant's explanation:*

These will not effect the adjoining properties.

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction, commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased

Applicant's Signature*

Date

Ben K. Bolton

11/13/2023

Plot Plan Upload

WHITEWATER FINAL 11-14-2023.pdf

Plan Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City

Receipt No.

[Empty text box for Date Application Fee Received by City]

[Empty text box for Receipt No.]

Received by:

[Empty text box for Received by:]

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Item 4.

Date of notice sent to owners of record of opposite & abutting properties:

Date set for public review before Plan & Architectural Review Board:

ACTION TAKEN

Plan Review

Granted

Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION;

Signature of Plan Commission Chairman

Date

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 4.

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 it's reaction before formally submitting your development review application.

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

HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

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

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

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 begin 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 permitted 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-\$400-\$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 on Potential Additional Review Costs:

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 also be assigned to the development review application. 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

Applicant's Information

First Name*

Benjamin

Last Name*

Bolton

Address*

3649 Westminster Road

City*

Janesville

State*

WI

Zip Code*

53546

Item 4.

Phone Number*

608-444-9945

Fax Number

N/A

Email Address*

info@goliathleasing.com

Name/Description of Development*

Contractor Shops

Address of Development Site*

501 N Prospect Drive, Whitewater, WI

Tax key Number(s) of Site

292-0515-3434-001

Property Owner Information (if different from applicant):

First Name

Benjamin

Last Name

Bolton

Address

3649 Westminster Road

City

Janesville

State

WI

Zip Code

53546

SECTION B: APPLICANT/PROPERTY OWNER COST OBLIGATIONS To be filled out by the City's Neighborhood Services Director

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of 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

100.00

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



The balance of the applicant's costs, not due at the 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 the 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*

Ben Bolton

Date

11/13/2023

Signature of Property Owner (if different)

Ben Bolton

Date

11/13/2023