



Plan & Architectural Review Meeting

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

Monday, December 09, 2024 - 6:00 PM

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

Plan and Architectural Review Commission
Dec 9, 2024, 6:00 – 8:00 PM (America/Chicago)

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

<https://meet.goto.com/701594901>

You can also dial in using your phone.

Access Code: 701-594-901

United States: +1 (224) 501-3412

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

HEARING OF CITIZEN COMMENTS

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

CONSENT AGENDA

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

- 1. Minutes for November 11, 2024.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- 2. Discussion and possible approval of a Conditional Use Permit for an Auto Repair Shop to be located at 265 S. Wisconsin Street, Whitewater, WI 53190 for Fabien Lopez. Tax Parcel #: /TRA 00037A.
- 3. Discussion and possible approval of a Specific Implementation Plan and Conditional Use for Alcohol by the Drink for a Wedding Venue to be located at 328 W Main Street (Hamilton House), Whitewater, WI 53190 for Mark and Karen Barbar. Tax Parcel #/OT 00036.
- 4. Discussion and Recommendation to Common Council to repeal Ordinance 19.69.070 Protests Against Change or Amendment.

DISCUSSION AND CONSIDERATION

- 5. Discussion regarding updating the Landscaping Guidelines from 2010 to incorporate the recent Approved Trees and Shrub lists from Urban Forestry Commission.

FUTURE AGENDA ITEMS

- 6. Update from Royal Hounds of Whitewater
R-2 Rezone for Cedar Court

NEXT MEETING DATE JANUARY 13, 2025.

ADJOURNMENT

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

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

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



Plan & Architectural Review Meeting

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

Monday, November 11, 2024 - 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

PRESENT

Chairman, Councilmember Neil Hicks
 Board Member Bruce Parker
 Vice Chairperson Tom Miller
 Board Member Michael Smith
 Board Member Marjorie Stoneman
 Board Member Brian Schanen
 Board Member Carol McCormick
 Board Member Lynn Binnie

ABSENT

Board Member Jeffery Weigel

STAFF PRESENT

Taylor Zeinert, Economic Development Director (EDD)
 Attorney Jonathan McDonell
 Allison Schwark, Planner
 Llana Dostie, Neighborhood Services

APPROVAL OF AGENDA

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

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Vice Chairperson Miller, Board Member Smith, Board Member Stoneman, Board Member Schanen, Board Member McCormick, Board Member Binnie

HEARING OF CITIZEN COMMENTS

No formal Plan Commission action will be taken during this meeting although issues raised may become

a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Commission discusses that particular item.

None

CONSENT AGENDA

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

- 1. October 14, 2024 Minutes

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

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- 2. Discussion and possible approval of a Conditional Use Permit for a Towing and Auto Repair Shop located at 601 E Milwaukee Street for Lee Loveall. Tax Parcel # /A288100001.

Binnie asked about if the ownership of the building was staying the same. And just the ownership of the business was changing.

Applicant Lee Loveall stated that was correct.

Parker asked if Applicant, Lee Loveall was ok with the planner’s conditions.

Applicant Loveall stated that there is a Knox box already on the front of the building and he was fine with the the other conditions.

Motion to approve application for Lee Loveall for a conditional use permit with planner's conditions.

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

UPDATES / REPORTS

- 3. Open Meetings Law Training

Mccormick left at 6:09 p.m. Board watched Open meetings training video.

FUTURE AGENDA ITEMS

- 4. Update from Royal Hounds of Whitewater
R-2 Rezone for Cedar Court

Planner's recommendation prior applicants to meeting.

NEXT MEETING DATE DECEMBER 9, 2024

ADJOURNMENT

Meeting adjourned at 6:42 p.m.

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

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Vice Chairperson Miller, Board Member Smith, Board Member Stoneman, Board Member Schanen, Board Member McCormick, Board Member Binnie

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:
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M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning

Administrator

Date: December 9, 2024

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit for Auto Repair Shop
Location:	265 South Wisconsin Street
Current Land Use:	Auto Repair (Closed)
Proposed Land Use:	Auto Repair
Current Zoning:	B-3 Highway Commercial & Light Industrial
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Community Business

History:

The property located at 265 S Wisconsin Street, previously operated as an auto repair company known as 5 Star Auto. This business has been in operation for several years, and previously obtained a CUP for auto repair services at this location in 2017. Not all conditions of the 2017 CUP had been met, and the current owner has not been operating for the past two years. Due to the lapse in service, and failure

to meet all conditions the owner, Fabian Lopez has submitted an application for consideration by the Plan Commission to allow an auto repair shop once again.

Planner's Recommendations

- 1) Staff recommends that Plan Commission ***APPROVE*** the Conditional Use Permit for the continuation of an existing auto repair shop located at 265 S Wisconsin Street with the following conditions:
 - a. The applicant ensures that all junked, unlicensed, or inoperable vehicles be stored behind a fenced in area at all times. If a fence is not present currently, a fence should be added, by May 31, 2025.
 - b. The applicant apply for all applicable building and zoning permits, including sign permits, fence permits, and junk vehicle license.
 - c. Property building appearance shall be maintained to abide by all City of Whitewater Municipal Ordinances pertaining to exterior property maintenance.
 - d. No vehicle shall be stored on the property for longer than 90 days.
 - e. The property owner/ tenant shall be responsible for installing a Knox box on the front of the property for the fire department and ensuring that the building and parcel is in full compliance with all applicable fire codes. Additionally, the fire department shall have access or be able to open gates in the event of an emergency.
 - f. No vehicle shall ever be stored in a manner where fluid, oil, or gasoline is leaking from the vehicle. In the event vehicle(s) are leaking fluids proper drip trays shall be placed at all times, and property shall be equipped with proper clean up equipment and materials such as sawdust, oil dry, etc. All vehicle fluids shall be properly disposed of.
 - g. No vehicles, trailers, or equipment shall ever be stored on grass.
 - h. Parking area must be paved and striped by May 31, 2025 unless already complete.
 - i. All landscaping and lighting shall comply with City requirements.
 - j. No tires or vehicle parts shall be stored outside within public view.
 - k. Any other conditions stipulated by the PARC.

Print

Conditional Use Permit Application - Submission #1155

Date Submitted: 11/6/2024

City of Whitewater

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

Conditional Use Permit Application

NOTICE:

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

Address of Property*

265 South Wisconsin Street

City*

Whitewater

State*

Wisconsin

Zip Code*

53190

Owner's First Name*

Fabian

Owner's Last Name*

Lopez

Applicant's First Name*

Fabian

Applicant's Last Name*

Lopez

Mailing Address*

1227 Peninsula Lane

City*

Whitewater

State*

Wisconsin

Zip Code*

53190-2672

Item 2.

Phone Number*

2623831772

Fax Number

Email Address*

fivestarlopez@yahoo.com

Existing and Proposed Uses:

Current Use of Property*

Not In Use/Previously Auto repair

Zoning District*

Conditional

Proposed Use:*

Auto Repair

Conditions

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

APPLICATION REQUIREMENTS

Item 2.

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:*

It's a closed off commercial building, neighboring buildings are also commercial. No nuisance will occur.

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

Landscaping/Waste Disposal is provided on a need to basis to maintain proper improvements or changes necessary

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: *

It is to serve it's purpose as an Auto Repair shop. It was previously used as an Auto Repair Shop, so regulations will conform to any necessary requirements.

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

It is to conform to its only purpose as intended by the city planner.

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

Item 2.

Applicant's Signature*

Date

Fabian Lopez

11/6/2024

Plot Plan Upload

Choose File No file chosen

Plan Upload

Choose File No file chosen

Lighting Plan Upload

Choose File No file chosen

Landscape Plan Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

1. Application was filed and the paid at least four weeks prior to the meeting.

Filed on:

[Empty text box]

Received by:

[Empty text box]

Receipt #

[Empty text box]

Application reviewed by staff members

[Empty text box]

3. Class 2 Notice published in Official Newspaper on

[Empty text box]

4. Notices of Public Hearing mailed to property owners on

[Empty text box]

Plan Commission holds the PUBIC HEARING on

[Empty text box]

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

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

ACTION TAKEN

Item 2.

— 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*

Fabian

Last Name*

Lopez

Applicant's Mailing Address

1227 Peninsula Lane

City*

Whitewater

State*

Wisconsin

Zip Code*

53190-2672

Applicant's Phone Number*

2623831772

Fax Number

Applicant's Email Address*

fivestarlopez@yahoo.com

Project Information

Item 2.

Name/Description of Development*

Fabian Lopez

Address of Development Site*

265 South Wisconsin Street

Property Owner Information (if different from applicant):

Property Owner's First Name

Fabian

Last Name

Lopez

Property Owner's Mailing Address

1227 Peninsula Lane

City

Whitewater

State

Wisconsin

Zip Code

53190-2672

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

\$275

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?

No

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

Fabian Lopez

11/6/2024

Signature of Property Owner (if different)

Date

mm/dd/yyyy



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 9th, day of December at 6:00 p.m. to hold a public hearing for consideration for a Conditional Use Permit for an Auto Repair Shop to be located at 265 S Wisconsin Street, Whitewater, WI 53190 for Fabian Lopez. Tax Parcel #: /TRP 00037A.

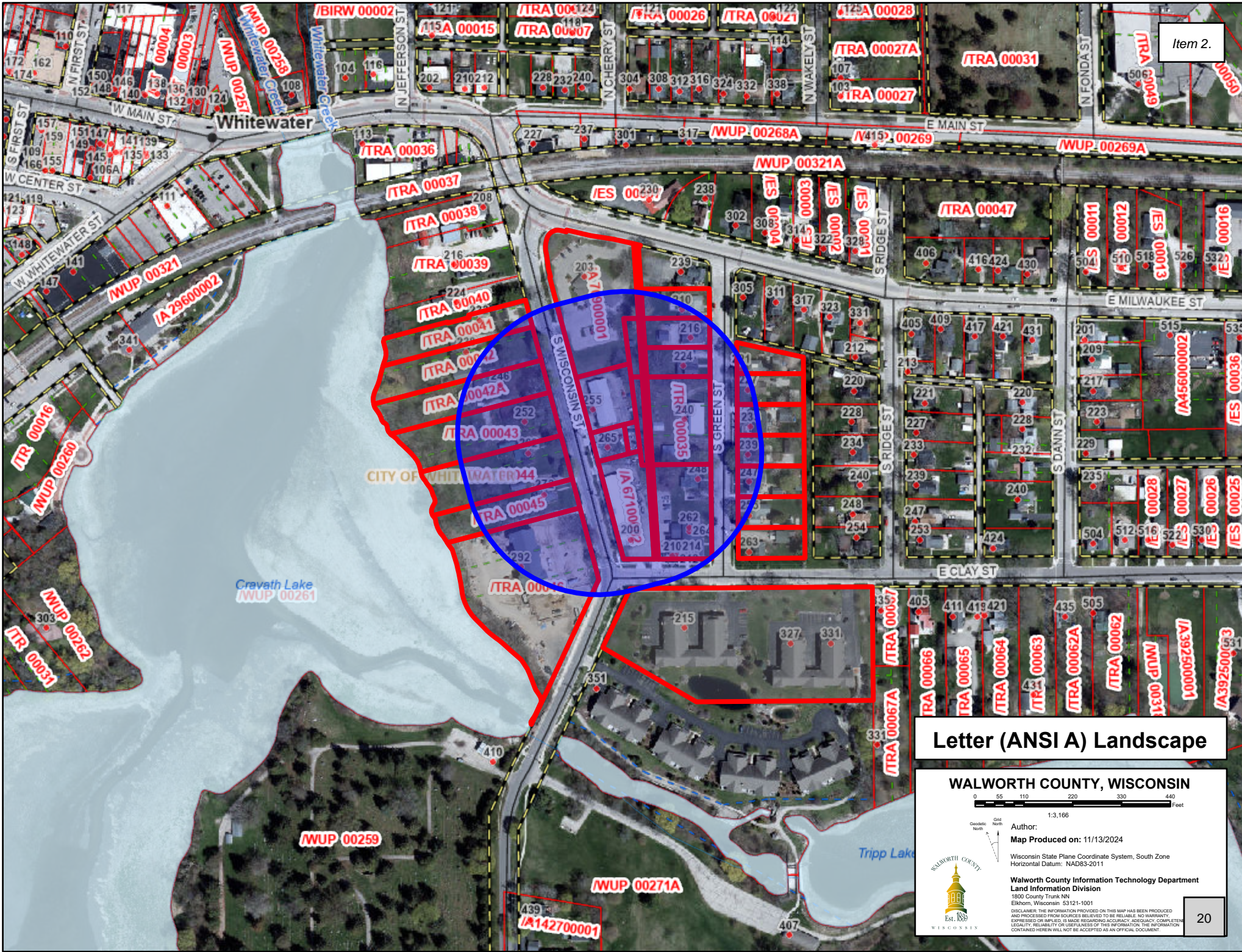
The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street.

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

For information, call (262) 473-0540

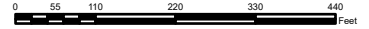
Llana Dostie, Neighborhood Services Administrative Assistant

Item 2.



Letter (ANSI A) Landscape

WALWORTH COUNTY, WISCONSIN



1:3,166

Author:

Map Produced on: 11/13/2024

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011



Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, SECURITY, RELIABILITY OR USE. IN USE OF THIS INFORMATION, THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

PETER A SPANGLER
CHRISTINE M SPANGLER
618 MONROE ST
FORT ATKINSON, WI 53538-3800

FORT COMMUNITY CREDIT UNION
800 MADISON AVE
PO BOX 160
FT ATKINSON, WI 53538-3800

WHITEWATER RENTALS LLC
S107 W30511 SANDY BEACH RD
MUKWONAGO, WI 53149-4900

FABIAN LOPEZ
GUADALUPE LOPEZ
1227 PENINSULA LN
WHITEWATER, WI 53190-9000

JUSTIN L PETITT
224 S GREEN ST
WHITEWATER, WI 53190-9000

LORENE LEVINE
210 E CLAY ST
WHITEWATER, WI 53190-9000

VULTAGGIO & NELSON TRUST
PO BOX 1423
MENA, AR 71953-5300

THOMAS E OWENS
212A CLAY ST #3
WHITEWATER, WI 53190

VULTAGGIO & NELSON TRUST
PO BOX 1423
MENA, AR 71953-5300

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MENA, AR 71953-5300

VULTAGGIO & NELSON TRUST
PO BOX 1423
MENA, AR 71953-5300

TERESA VERDUZCO
ROSA MARGARITA VERDUZCO
232 S WISCONSIN ST
WHITEWATER, WI 53190-9000

CHASE J KINCAID
W1343 S SHORE DR
PALMYRA, WI 53156-5600

RYAN RICHARD TEVIS
246 S WISCONSIN ST
WHITEWATER, WI 53190

ZACHARY LARSON
254 S WISCONSIN ST
WHITEWATER, WI 53190-9000

ARACELI PARTIDA
C/O ALVARO RIOS
371 W ANN ST
WHITEWATER, WI 53190-9000

JAMES KEINBAUM TRUST
JODEEN KIENBAUM TRUST
W9244 W TOWNLINE RD
WHITEWATER, WI 53190-9000

DLK ENTERPRISES INC
144 N TRATT ST
WHITEWATER, WI 53190-9000

CURTIS W FELDMANN
ROBERTA FELDMAN
221 S GREEN ST
WHITEWATER, WI 53190

SAMUEL BULOW
227 S GREEN ST
WHITEWATER, WI 53190-9000

ANTONIO SANTIAGO
BERNALDINA SANTIAGO
233 S GREEN ST
WHITEWATER, WI 53190

TINA MAXELL
239 S GREEN ST
WHITEWATER, WI 53190-9000

AARON T PERSINGER
KATIE J PERSINGER
247 S GREEN ST
WHITEWATER, WI 53190-9000

DONALD O KLITZKE
255 S GREEN ST
WHITEWATER, WI 53190

JM GREEN RENTALS LLC
W7296 US HWY 12
WHITEWATER, WI 53190-9000

JANICE M KOSHAREK
210 S GREEN ST
WHITEWATER, WI 53190

M&F RENTALS LLC
555 E CLAY ST
WHITEWATER, WI 53190

WWBC LLC
N7771 RIDGE RD
WHITEWATER, WI 53190

FABIAN LOPEZ
GUADALUPE LOPEZ
1227 PENINSULA LN
WHITEWATER, WI 53190-9000

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

DONALD BIDWELL TRUST
MARY BIDWELL TRUST
841 N MAIN ST, APT 145
VERONA, WI 53593-9300

CHARLES MAST
LOIS MAST
327 E CLAY ST UT 18
WHITEWATER, WI 53190-9000

DANIEL KISTLE FAMILY TRUST
JHIENELLE KISTLE FAMILY TRUST
327 E CLAY ST UT 19
WHITEWATER, WI 53190-9000

ERIC KOEHLER
327 E CLAY ST 20
WHITEWATER, WI 53190-9000

JONATHAN BRUNER
ARIANNA SCHROEDER
327 E CLAY ST UT 21
WHITEWATER, WI 53190-9000

WESLEY HOUGH
JAMIE HOUGH
327 E CLAY ST UNIT 22
WHITEWATER, WI 53190-9000

BARBARA KAYSER
327 E CLAY ST UT 23
WHITEWATER, WI 53190-9000

CHARLES A COULTER
BRIDGET A COULTER
327 E CLAY ST #24
WHITEWATER, WI 53190-9000

LEFFINGWELL TRUST
1139 MCBEE AVE
THE VILLAGES, FL 32162-6200

PATS PROPERTIES LLC
417 LAKEWOOD DR
WILLIAMS BAY, WI 53191-9100

ARBER AGUSHI
DARDAN AGUSHI
327 E CLAY ST #27
WHITEWATER, WI 53190-9000

TAYLOR KELLMAN
TYLER KELLMAN
327 E CLAY ST UT 28
WHITEWATER, WI 53190-9000

MICHAEL E SMITH
327 CLAY ST #29
WHITEWATER, WI 53190-9000

JEREMIE M BILLEN
LEA M BILLEN
327 E CLAY ST #30
WHITEWATER, WI 53190-9000

KEVIN RAUFMAN
327 E CLAY ST UT 31
WHITEWATER, WI 53190-9000

JEANETTE I HANSEN
327 E CLAY ST #32
WHITEWATER, WI 53190

DARLENE M WOOD
215 E CLAY ST
WHITEWATER, WI 53190-9000

PAUL H VELDBOOM
215 E CLAY ST UT 34
WHITEWATER, WI 53190

JOHN E BEERMAN IV
KATHLEEN B BEERMAN
215 E CLAY ST
UT 35
WHITEWATER, WI 53190

MOLLY E BROWN
486 S ORCHARD ST
JANESVILLE, WI 53548-7900

SANDRA K KOSZYCZAREK
215 E CLAY ST
UT 37
WHITEWATER, WI 53190

THERESA L HINELINE
215 E CLAY ST UT 38
WHITEWATER, WI 53190-9000

JASON R PARPART
W7354 HWY 12
WHITEWATER, WI 53190-2200

EDA B WILSON TRUST
215 E CLAY #40
WHITEWATER, WI 53190-9000

JASON GERGEN
215 E CLAY ST UT 41
WHITEWATER, WI 53190-9000

ADAM WOLFE
321 PARKSIDE DR #213
WHITEWATER, WI 53190-9000

TAYLOR POHLMAN
215 E CLAY ST #43
WHITEWATER, WI 53190-9000

LAURA L MASBRUCH
215 E CLAY ST
UT 44
WHITEWATER, WI 53190

ARMONDO SANDOVAL REYES
ANNA ROSA SANDOVAL
1235 BLOOMINGFIELD DR
WHITEWATER, WI 53190-9000

Item 2.

TINA M MUELLER
LESLIE R FINKBONER
215 E CLAY ST UT 46
WHITEWATER, WI 53190-9000

SHANE SURA
215 E CLAY ST UT 47
WHITEWATER, WI 53190-9000

JANET STONE
215 E CLAY ST UT 48
WHITEWATER, WI 53190-9000

MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning
Administrator

Date: December 9, 2024

Re: Conditional Use Permit and Specific Implementation Plan Approval

Summary of Request	
Requested Approvals:	CUP and SIP Approval
Location:	328 W Main Street
Current Land Use:	Hamilton House Bed and Breakfast
Proposed Land Use:	Bed and Breakfast with Wedding/Event Venue Usage
Current Zoning:	PUD- Planned Unit Development
Proposed Zoning:	N/A
Future Land Use:	Central Business

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 328 W Main Street. Taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. Additionally, the current owner of the Hamilton House will be selling the property to the applicants, and they are proposing an SIP amendment to allow an additional use of the property as a wedding venue/event space. Currently the Hamilton House operates as a bed and breakfast establishment, and the future owners would like to continue this operation, as well as expand the use and offer the community a small wedding venue space.

The following criteria shall be considered in the review of the proposed development. These issues are not mandatory guidelines nor requirements, but issues to be discussed and considered by all

parties involved in the PD review and approval process and subject to negotiation and variations for each individual proposal and components of proposals:

- A. Compatibility with vegetation and topography and with the visual character of the surrounding buildings in the neighborhood or district context;
- B. The value of the proposed project to the community aesthetically and the way in which the buildings blend, harmonize, improve, and/or complement the surrounding neighborhood;
- C. Impact on traffic or parking with regard to the surrounding area, proposed facilities, the width and location of streets, the appropriateness of paving and lighting relative to proposed uses and the surrounding area, and public safety as determined by the city;
- D. Impact of the proposed development upon the city's water supply, sanitary sewer and stormwater drainage systems;
- E. Impact of the proposed development on existing businesses in the immediate area as well as other businesses outside the immediate area that are likely to be impacted by the new development;
- F. Provisions for the long-term preservation and maintenance of open space;
- G. Compactness of the development;
- H. Integration of different uses, including residential, commercial, civic, and open space; the desirable proximity of uses to one another; the degree to which the mix of uses accommodates the needs of a variety of people, ages, and social groups;
- I. Preservation and/or reuse of existing buildings and buildings with historical or architectural features that enhance the visual character of the community;
- J. Incorporation of significant environmental features into the design; and
- K. General consistency with the city of Whitewater's comprehensive (master) plan.

Planner's Recommendations

- 1) Staff recommends the plan commission **APPROVE** the conditional use permit and Specific Implementation Plan with the following conditions:
 1. The conditional use permit shall run with the applicant and not the land. Any change in ownership/licensee (or operator) will require approval of a conditional use permit for the new owner/licensee (or operator) from the Plan Commission.
 2. Maximum occupancy shall be as determined by the fire department and building inspector.
 3. Future signage shall be consistent with that of adjacent properties and downtown areas and shall comply with the City's sign ordinance. In addition, backlit, plastic signage shall be prohibited. City staff shall review and approve all new and replacement signage prior to installation.
 4. The applicant shall comply with all required City and building codes.
 5. The SIP shall be modified to include two allowable uses in the PUD district: Bed and Breakfast Establishment, and Wedding Venue or Event Center.
 6. Any new uses shall be subject to PARC approval.
 7. All Bed and Breakfast licensing shall be obtained by the State of Wisconsin.

8. If overcapacity, noise, or parking complaints are received by the Neighborhood Services Department, and found to be valid, fines, penalties, or revocation of the CUP and SIP may be initiated.
9. Events shall follow all city noise ordinances.
10. Outdoor music shall not be permitted.
11. Alcohol consumption outside of the parcel boundaries in the City right of way shall not be permitted at any time.
12. Vehicles shall never be parked on grass.
13. The parking lot shall be paved and striped, including applicable ADA accessible stall.
14. Outdoor lighting shall be compliant with all applicable ordinances.
15. Applicant is responsible for applying for all applicable building and zoning permits.
16. If the purchase of the property does not transfer to the applicants that have applied for CUP and SIP this approval shall become null and void.
17. Any subsequent change of use of any parcel of land or addition or modification of any approved development plans should be submitted to the plan commission for approval. Minor changes can be granted by the plan commission. Major changes that involve changes to the general intent of the project as expressed in the approved GDP shall be made by the city council as specified in Chapter 19.69.
18. Any other stipulations as indicated by the PARC .

City of Whitewater Planning & Architecture Committee Meeting

Meeting date: Dec. 9, 2024

Purpose: Introduce new owners & share plans (SIP) for Hamilton House
328 W. Main Street. Whitewater, WI. Planned property closing date: 12/2/24

New Owners Names: Mark & Karen Barbar (Friends call me Kari)

We are moving from North Carolina to Wisconsin with 3 goals:

1. Be closer to family - our son & his wife live in DeForest, WI and are expecting their first child in February. Our daughter & her husband had our first grandbaby in Dec. 2023 in Ohio. We also have family in Michigan & Indiana. We are excited to be closer.
2. We look forward to preserving the beautiful historic Hamilton House and joining the Whitewater community. We appreciate the wonderful, warm welcome from the current owner, Gloria Buley, and others we have met.
3. We would like to host elegant small weddings at Hamilton House and continue to offer overnight accommodations to attract others to this wonderful community.

Our Background

We currently own Pilot Mountain Vineyards wedding venue in Pinnacle, NC. We really enjoy hosting weddings and sharing the joy of the special day. We understand the laws & requirements in NC having lived in NC over 30 years. We want to comply with regulations in our new home state of Wisconsin and partner with other local organizations.

Support we need from Committee

Advice & approval to comply with Whitewater & State of Wisconsin requirements:

1. Continuation of B&B approvals needed to offer overnight accommodations
2. Zoning approval for use of Hamilton House as a wedding venue
3. Appropriate catering license to prepare & serve food at weddings
4. Class B licenses to serve wine/liquor and beer at weddings and overnight guests.
5. Approval for handicap access to historic building, once designed.(future meeting)
6. Replace sign in front yard (separate form to be submitted once designed)

Thank you for talking with us via Zoom since we need to be in NC to host weddings on Dec 7th & 14th. We have a wonderful staff that will be taking over our NC venue in 2025 until we sell that property. We plan to move to Wisconsin on Dec. 18th and look forward to meeting you in person soon.

Next steps

- Legally establish "Hamilton House Whitewater, LLC" (complete 11/12/24)
- Establish federal tax id for new LLC (complete 11/13/24)
- Register LLC with Wisconsin Dept of Revenue for sales tax payments (complete 11/13/24)
- Take Wisconsin SafeServ classes for alcohol and food service
- Submit form AB-200 for beer and wine/liquor license
- Submit forms to Wisconsin health department for food service
- Design handicap entrance and review with City of Whitewater architecture committee (2025)

We will return in future meetings with more details as our plans develop.

Thank you again for the warm welcome, Mark & Kari

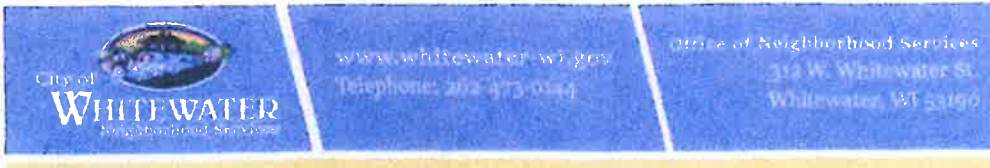
Specific Implementation Plan (SIP)

Gmail from Allison Schwark 11/14/24

Planned Unit Development Ordinance Section 19.39.050 Step 2

1. Detailed Plans
 - a. Land division - Not applicable (NA)
 - b. Multi-lot PD - NA
 - c. Elevations - NA
 - d. **Signage plans** - replace existing sign without words B&B. Similar size and location. Design in 2025 and submit required forms at that time.
 - e. Storm water/drainage - NA
 - f. **Arrangements** - Hamilton House Whitewater, LLC formed 11/12/24 to manage approval of plans to ensure compliance. Mark & Karen are 50/50 member/managers.
2. Plan review by committee - scheduled for 12/9/24
3. Timing - need to submit signage and handicap plans within 1 year (Dec, 2025) and complete within 2 years (Dec, 2026)

4. Plan Commission Considerations
 - a. Vegetation & topography - plan to remove large bush by patio and trim or remove small tree by front door to make beautiful historic house more visible to people going by.
 - b. Value of proposed project - as an elegant wedding venue we plan to host 10-15 events/year that will bring business to Whitewater for other vendors like photographers, florists, hair stylists, overnight accommodations, food establishments, musicians, etc.
 - c. Impact on traffic/parking - as a small venue (less than 50 guests) we expect a need for 10-25 parking places since guests usually arrive 2-4 per vehicle. There are 9 spaces at Hamilton House. There would be some usage of parking at the Arts building next door and other public parking places.
 - d. Impact on City water supply, sewer, drainage - minimal impact - 50 guests for 10-15 events/year. Most likely on Saturdays.
 - e. Impact to other businesses - no other wedding venues in Whitewater. Benefit to other services per item b.
 - f. Preservation of open space - we want to maintain the lovely grounds and enhance with more flowers for weddings.
 - g. Compactness - NO change planned to existing buildings. The interior needs minimal changes. Remove furniture in parlors to allow for seating for indoor ceremony. Remove bed & some furniture to allow space for dressing rooms.
 - h. Different uses - we plan to continue to offer overnight accommodations and add weddings for guests of all ages and social groups.
 - i. Preservation - we are honored to own this beautiful 1880 historic home. We plan to preserve its rich history for generations to come with a business that will share it with others.
 - j. Environmental features - solar lighting planned for new sign
 - k. Master plan - be a vibrant part of Whitewater community



PLANNING REQUEST

1. General Project Information:

Project Tax Key #: _____ Project
 Address 328 W. Main
 Project Title (if any): New Owners, Sign, Welding Venee in B+D, Remove fence (partial)

2. Applicant, Agent & Property Owner Information:

Applicant's Name: MARK & KAREN BARBAR Company: Hamilton House Whitewater
 Street Address: 328 W. MAIN ST City/State: Whitewater, VT
 Zip: 53190
 Telephone: () 336-488-4186 Email: Hamilton House whitewater@gmail.com

Agent: _____ Company: _____
 Street Address: _____ City/State: _____
 Zip: _____
 Telephone: () _____ Email: _____

Owner, if different from applicant: _____
 Street Address: _____ City/State: _____
 Zip: _____
 Telephone: () _____ Email: _____

3. Planning Request (Check all that apply)

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

\$639 Paid - Total per call with Lana 11/7/24

Note: Proposed closing date 12/9/24.
 New Owners current address:
 1162 Bradley Rd
 Pinnacle, NC 27043

11/13/24 Call from Allison
 Change request categories
 \$275.00 Conditional Use
 \$500.00 Planned Unit Dev.
 \$775.00 Total
 639.00 Paid 11/12/24
 \$136.00 DUE



www.whitewater-wi.gov
Telephone: 262-473-0144

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

CONDITIONAL USE PERMIT APPLICATION

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

1. Address and legal description of the subject site (attach a separate sheet if necessary):

Hamilton House
328 W. Main St
Whitewater, WI 53190

2. Tax Parcel #: OT 00036

3. Zoning District: _____

4. Requested Conditional Use: Single family home, B+B, Wedding Venue

5. Petitioner's interest in requested Conditional Use Permit:
Owner

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

Use existing structures + parking
Historic House for home, B+B, weddings
9 parking places and storage shed
Small weddings (less than 50 guests)
No employees - hire contract labor to help with
weddings + cleaning.
Sign - replace



www.whitewater-wi.gov
Telephone: 262-473-0144

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

Property Owner

Karen L. Barbar

Signature

KAREN L. BARBAR

Printed Name

Address 1162 BRADLEY RD

PINNACLE, NC 27043

Phone & Email 336-488-4186

Hamilton HouseWhitewater@gmail.com

Owner's ~~Account~~

Mark Barbar

Signature

MARK D. BARBAR

Printed Name

Address same

Phone & Email 828-400-9533

HamiltonHouseWhitewater@gmail.com

For Office Use Only

Zoning # _____

Application Review By: _____ Date: _____

Date Filed: _____ Dates Published: _____ Date Notices

Mailed: _____

PLAN COMMISSION RECOMMENDATION: _____ DATE _____

Plan of Operations

Property Information

Tenant Information

Property Tax Key # **OT 00036** Previous Business Name **HAMILTON HOUSE B+B**

Property Address **328 W. MAIN ST.** Years in Operation **30 (B+B SINCE 1994)**

Property Owner **MARK & KAREN BARBAR** New Business Name **HAMILTON HOUSE - WHITEWATER**

Owner Mailing Address **328 W. MAIN ST** Name of Operator **MARK & KAREN (KARI) BARBAR**

City, State and Zip Code **WHITEWATER, WI 53190** Operator's Mailing Address **SAME**

Owner's Phone # **336-488-4186** Operator's City, State and Zip Code **SAME**

Owner's Email **HAMILTON HOUSE WHITEWATER@gmail.com** Operator's Phone # and Email - **same**

New Business Use/Operation Information

Description of Business Use or Operations Single Family Home, B+B, Wedding Venue			
Previous Use of Space Single Family Home, B+B	Hours of Operations (Weekdays) B+B: Fri Overnight	Hours of Operations (Weekends) Weddings: 15/year Sat. 10am-11pm B+B: Sat. Overnight	
Total Area Space (SQF) 5726	# Toilet Fixtures 8	# Full Time Employees 0	# Part Time Employees 0
Customer Seating <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Seating Capacity 50	Total Employee Hours Per Year (include yourself if self-employed) 300 hours	
Sprinkler System <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Hazardous/Flammable Chemicals used/stored <input type="checkbox"/> Yes (Must attach MSDS sheets) <input checked="" type="checkbox"/> No	

Specified Use of Property and Building(s)

Building A - **Single Family Dwelling, B+B, Weddings**

Building B

Building C

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

- Odors
- Smoke
- Noise **- 18" walls - no issue**
- Light **- Soft Lighting on house & sign**
- Vibrations
- None

Parking

Dimension of parking lot	Number of Spaces available 9
Parking lot construction <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Concrete 30' x 60'	Type of Screening <input checked="" type="checkbox"/> Fencing (existing) <input checked="" type="checkbox"/> Plantings "
Is employee parking included in "number of spaces available"? N/A	

Note: Plan to remove fence - except along property line by house next door

- Yes
- No

Item 3.

Signage (Separate Sign Permit Application Needed)

Type(Check all that Apply) <input checked="" type="checkbox"/> Free standing <input type="checkbox"/> Monument <input type="checkbox"/> Projecting <input type="checkbox"/> Awning/Canopy <input type="checkbox"/> Electronic Message <input type="checkbox"/> Pylon <input type="checkbox"/> Arm/Post <input type="checkbox"/> Window <input type="checkbox"/> Mobile/Portable or Banner <input type="checkbox"/> None <input type="checkbox"/> Other _____	Location of Signs <u>Front yard</u> <u>Replace existing sign</u> _____ _____ _____
---	--

Entertainment

Is there any type of music in this proposal?
 Yes (Separate License from Clerk's Office Required)
 No

Live When will this be offered to customers
 Monday
 Tuesday
 Wednesday
 Thursday
 Friday
 Saturday
 Sunday
 What time (s) will this be offered 4:00-11:00pm

4:00-5:00pm Inside or Outside Soft Ceremony music

5:00-11:00pm Inside Only Background & Dance Music Owners control music (DJ) or live string instruments (No outside DJs)

Outdoor Lighting

Type Solar lights on sign at dusk
 Location Soft lighting on house
String lights along roof

Utilities

Will you be connected to City (Check all that apply) <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer	Is there a private well on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Types of Refuse Disposal <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private
Approval Date by the Department of Natural Resources of the well for proposed use <u>/ N/A /</u>		
Approval Date by the County Health Department for existing septic system <u>/ N/A /</u>		
What types of sanitary facilities are to be installed for the proposed operation <u>No new installations</u>		
Surface water drainage facilities (describe or include in site plan) <u>See previous owner's plan on file</u>		

Licenses/Permits

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

Single Family Dwelling

- Two Family Dwelling
- Modular Home
- Manufactured Home
- Second or greater wireless telecommunication facility
- Home occupations/professional home office for nonretail goods and services no customer access
- Multi-Family Dwellings
- Art, Music and School supply stores and galleries
- Antique, collectible and hobby craft shops
- Automotive and related parts stores, without servicing
- Hotel and motels
- Small appliance repair stores, computer or software sales and service
- Barbershops/Beauty Parlors
- Liquor stores without drive-thru facilities
- Resale shops
- Professional and Business offices
- Self-service laundries and dry-cleaning establishments
- Stationery stores, retail office supply stores
- Movie theaters

Tourist homes and bed and breakfasts

Bakeries or candy stores with products for sale on premise only *Wedding cake*

- Appliance repair stores, including computer sales and service
- Coffee Shops
- Cultural arts centers and museums *HISTORIC HOME*
- Post Offices
- Ice cream shops and cafes *COMMERCIAL FOOD LICENSE*
- Toy stores
- Agricultural services
- Lumberyards, building supply stores and green houses
- Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- Research facilities, development and testing laboratories, including testing facilities and equipment
- Retail sales and services linked to manufacturing or warehousing
- Production, or processing, cleaning, servicing, testing or remailer of materials, goods or products limited to the following uses, products, components, or circumstances:
 - Electronic and electrical products instruments,

- Banks and other financial institutions without drive-thru facilities
- Camera and photographic supply stores
- Caterers
- Clothing, shoe stores and repair shops
- Clinics medical and dental
- Department stores
- Drug stores
- Florist shops
- Food and convenience stores without gasoline pumps
- Furniture stores
- Hardware stores
- Insurance agencies
- Jewelry stores
- Meat markets
- Paint, wallpaper, interior decorating and floor covering stores
- Restaurants without drive-thru facilities *WEDDING FOOD*
- Sporting goods stores
- Variety stores
- Charitable or nonprofit institution and facilities
- Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical plumbing, general contracting) provided that there are no significant environmental emissions (odor or waste)
- Catalog and e-commerce sales outlets
- Day spas

Gift Shops

- Public parking lots
- Tourist information and hospitality centers
- Dance Studio
- College and Universities
- Private recreation facilities
- Freight terminals, trucking servicing and parking, warehousing and inside storage
- More than one principal structure on a lot when the additional building is a material and direct part of the primary business
- Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- Telecommunication centers (not including wireless telecommunications facilities)

WEDDING VENUE

- such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
- High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
- Laser technology, radiology, x-ray and ultrasound products, manufacturing and assembly
- Medical and dental supplies
- Optical, fiber optical and photographic products and equipment
- Orthopedic and medical appliances such as artificial limbs, brace supports and stretchers
- Products related to process design, process stimulation, computer hardware and software development, safety engineering
- Scientific and precision instruments and components, including robotics

Permitted Conditional Uses

Please check **all** that apply

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

Signatures

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

Applicant's Signature	Date	Inspector's Signature	Date
<i>Karen L. Barber</i>	<i>11/1/24</i>	<i>Mark Barber</i>	<i>11/4/24</i>

CITY USE ONLY BELOW THIS LINE

Building Inspector		Zoning Administrator		
Date Received	Reviewed By	Date Received	Reviewed By	
____/____/____		____/____/____		
Occupancy	Occupancy Classification	Zoning of	Use	<input type="checkbox"/> By Right

Classification	Surrounding Units	Property	Permitted	<input type="radio"/> By CUP <input type="radio"/> PC Approval Required
<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	
Public Works		City Engineer		
<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	
Police Department		Fire Department		
<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	

Item 3.



Cost Recovery Certificate and Agreement

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 application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ ~~1078⁰⁰~~ \$639⁰⁰
- B. Expected Planning Consultant Review Cost.....\$ _____ KB 11/7/24
- C. Total Cost Expected of Applicant (A+B).....\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? Yes No

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

Section C: Agreement Execution

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

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

Karen L. Barbar
 Signature of Applicant/Petitioner
KAREN (Kari) BARBAR
 Printed Name of Applicant/Petitioner
11/4/24
 Date of Signature

Mark D Barbar
 Signature of Property Owner (~~if different~~)
MARK BARBAR
 Printed Name of Property Owner (if different)
11/4/24
 Date of Signature



Cost Recovery Certificate and Agreement

Item 3.

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:

Name of Applicant: MARK & KAREN (Kari) BARBAR

Applicant's Mailing Address: 1162 Bradley Rd Pinnacle, NC 27043 (current)
328 W. Main St. Whitewater, WI 53190 (after closing)

Applicant's Phone Number: 336-488-4186

Applicant's Email Address: Hamilton House Whitewater@gmail.com

Project Information:

Name/Description of Development: New sign, Setup as wedding venue

Address of Development Site: 328 W. Main St. Whitewater, WI 53190

Tax Key Number(s) of Site: OT 00036

Property Owner Information (if different from applicant):

Name of Property Owner: same

Property Owner's Mailing Address: _____

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 9th, day of December at 6:00 p.m. to hold a public hearing for consideration for a Conditional Use Permit for alcohol by the Drink for a Wedding Venue to be located at 328 W Main Street (Hamilton House), Whitewater, WI 53190 for Mark and Karen Barbar. Tax Parcel #: /OT 00036.

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

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

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant

SUZANNE L POPKE
ROBERT P SIEMANN
PO BOX 333
WHITEWATER, WI 53190

RIEK RD LLC
PO BOX 233
WHITEWATER, WI 53538-3800

RIEK RD LLC
PO BOX 233
WHITEWATER, WI 53538-3800

310 ALAMO LLC
1024 TARRANT DR
FONTANA, WI 53125-2500

314 MAIN LLC
1024 TARRANT DR
FONTANA, WI 53125-2500

GLORIA BULEY
328 W MAIN ST
WHITEWATER, WI 53190-9000

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

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

FIRST EVANGELICAL LUTHERAN CHURCH
401 W MAIN ST
WHITEWATER, WI 53190

FIRST EVANGELICAL LUTHERAN CHURCH
401 W MAIN ST
WHITEWATER, WI 53190

FIRST ENGLISH LUTHERAN CHURCH
401 W MAIN ST
WHITEWATER, WI 53190

FIRST ENGLISH LUTHERAN CHURCH
401 W MAIN ST
WHITEWATER, WI 53190

BART J KRAUS
110 S FREMONT ST
WHITEWATER, WI 53190

IMOTHY BRECKENRIDGE
MAKENZIE BRECKENRIDGE
N2747 WILLING RD
JEFFERSON, WI 53549-4900

LAKE COUNTRY PARTNERSHIP LLC
S107W30511 SANDY BEACH RD
MUKWONAGO, WI 53149-4900

LAKE COUNTRY PARTNERSHIP LLC
S107W30511 SANDY BEACH RD
MUKWONAGO, WI 53149-4900

BLGL LLC
1691 MOUNDVIEW PL
WHITEWATER, WI 53190

MICHAEL P MAHONEY
MARY M MAHONEY
119 S 4TH ST
WHITEWATER, WI 53190

CENTER STREET RENTALS LLC
W9597 BREIDSAN HILL DR
WHITEWATER, WI 53190

CENTER STREET RENTALS LLC
W9597 BREIDSAN HILL DR
WHITEWATER, WI 53190

LADWIG & VOS INC
140 LONGMEADOW DR
BURLINGTON, WI 53105

BLGL LLC
1691 MOUNDVIEW PL
WHITEWATER, WI 53190

TIMOTHY J DICKINSON
JEAN A DICKINSON
115 N PARK ST
WHITEWATER, WI 53190

COURTNEY WILT
JOHN WILT
130 N FREMONT ST
WHITEWATER, WI 53190-9000

AMY L MUTH
MATTHEW J PORTER
126 N FREMONT ST
WHITEWATER, WI 53190-9000

DANIEL VANG
LEE VANG
W5255 E RAPIDS RD
JEFFERSON, WI 53549-4900

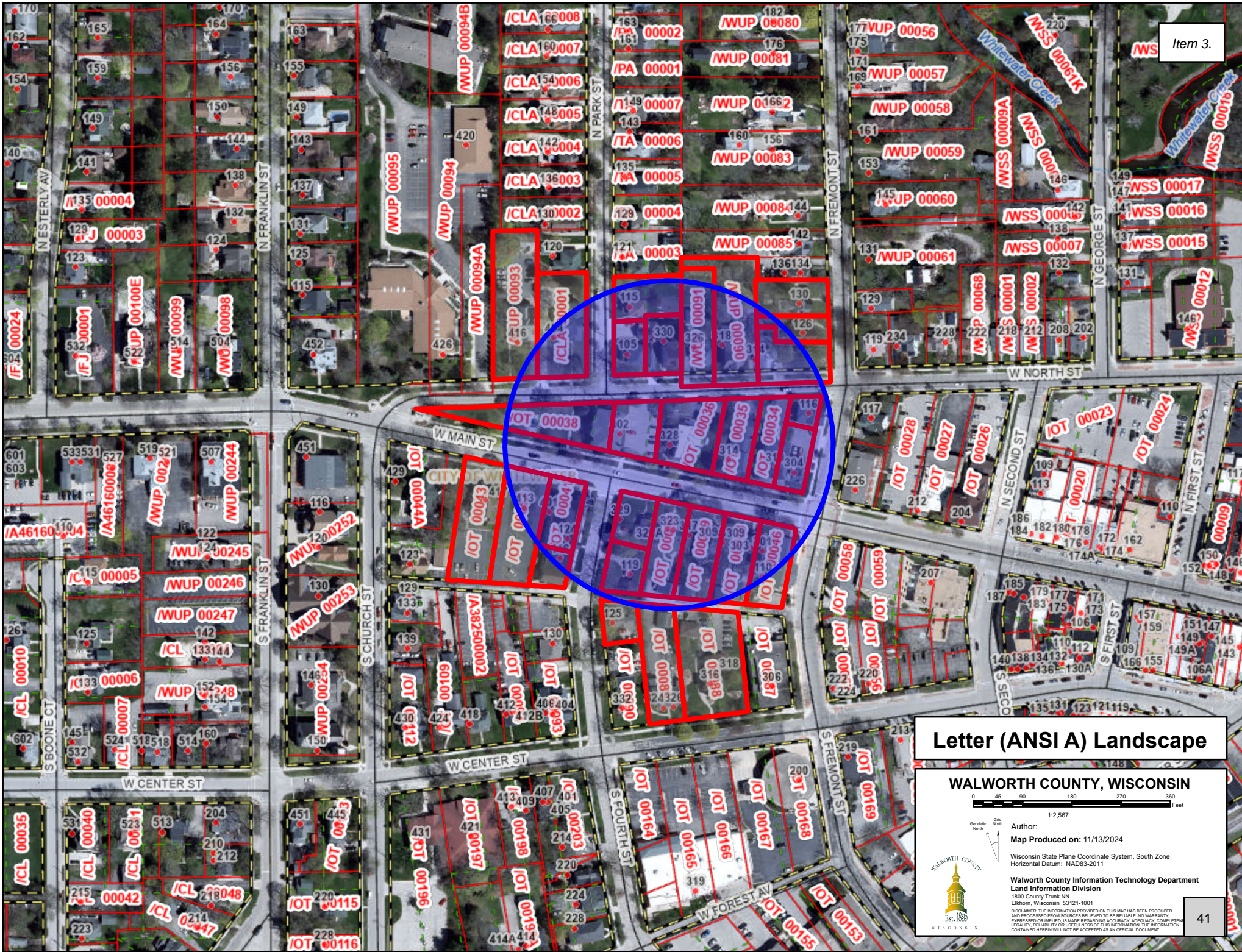
AUBREY L HANNA
CLAY M THOMPSON
318 W NORTH ST
WHITEWATER, WI 53190-9000

BRUCE COHEN
SANDRA COHEN
326 W NORTH ST
WHITEWATER, WI 53190-9000

JORDAN G SCHRUBBE
KATELYN L KLEPPER
330 W NORTH ST
WHITEWATER, WI 53190-9000

LAMBDA IOTA ZETA HOUSE CORPORATION
C/O ROBERT HAZOD
13525 W CRAWFORD DR
NEW BERLIN, WI 53151-0700

Item 3.



Letter (ANSI A) Landscape

WALWORTH COUNTY, WISCONSIN


0 45 90 180 270 360 Feet
1:2,567

Author:
Map Produced on: 11/13/2024

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

**Walworth County Information Technology Department
Land Information Division**
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, SECURITY, RELIABILITY OR USE. IN ANY CASE, THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

 WALWORTH COUNTY
EST. 1839
WISCONSIN



PARC Agenda Item

Meeting Date:	December 9, 2024
Agenda Item:	Title 19.69.070 Repeal
Staff Contact (name, email, phone):	Allison Schwark, Zoning Administrator/Code Enforcement

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

Wis. Act 16 created Wis. Stat § 66.10015(3)(a), which provides that a zoning amendment now only requires approval by a “simple majority of a quorum of the members-elect” of a governing body to pass and eliminates any super-majority voting requirement (such as if a protest petition is filed). Thus, with the enactment of § 66.10015(3)(a), super-majority voting and the protest petition procedure is entirely eliminated, and municipalities are precluded from adopting ordinances that establish a protest petition procedure similar to the former § 62.23(7)(d)2m.

This new provision eliminating protest petition procedures and super-majority voting in local ordinances will not take effect until January 1, 2025. This delayed effective date gives municipalities time to update their ordinances to reflect the statutory change by removing any super-majority voting requirement for zoning amendments. As such, Whitewater’s Ordinance Sec. 19.69.070 will be unenforceable after January 1, 2025.

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

N/A

FINANCIAL IMPACT
(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommends that the City of Whitewater PARC:

1. Recommend approval of the ordinance amendment to repeal section 19.69.070 to the Common Council

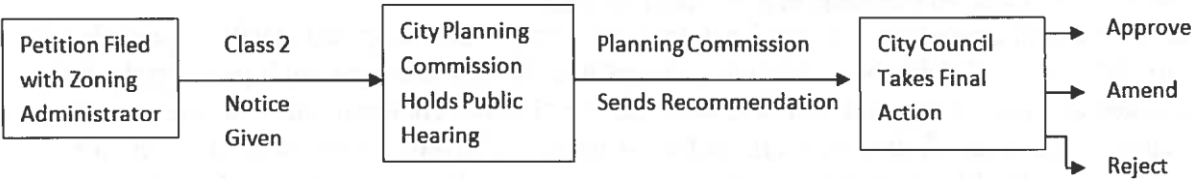
ATTACHMENT(S) INCLUDED
(If none, state N/A)

Title 19.69.070

19.69.070 Protests against change or amendment.

- A. In the event of a protest against such district change or amendment to the regulations of this title, duly signed and acknowledged by the owners of twenty percent or more either of the areas of land included in such proposed change, or by the owners of twenty percent or more of the land immediately adjacent extending one hundred feet therefrom, or by the owners of twenty percent or more of the land directly opposite thereto extending one hundred feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of three-fourths of the members of the council voting on the proposed change. (See Wisconsin Statutes 66.23(7)(d)(2).)
- B. Protests against changes or amendments may also be filed by a petition duly signed by at least two hundred resident landowners in the city. In case of such a protest, such changes or amendments shall not become effective except by the favorable vote of three-fourths of the members of the council voting on the proposed change.

Steps for Zoning Amendment



(Ord. No. 1914A, 2-18-2016)



www.whitewater-wi.gov
Telephone: 262-473-0144

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

Item 4.

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 9th day of December at 6:00 p.m. to hold a public hearing for discussion and recommendation to Common Council to repeal Ordinance 19.69.070 Protests against change or amendment.

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

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

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant



PARC Agenda Item

Meeting Date:	December 9, 2024
Agenda Item:	Landscaping Guidelines
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-1048

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

While staff was reviewing the PARC’s landscaping guidelines, it become clear that the PARC landscaping guidelines have not been updated since 2010. The Urban Forestry Committee has been meeting and updating their landscaping guidelines daily.

The Urban Forestry Committee meets with the City’s Forester and Parks and Recreation Director. The City Forester, Andy Beckman, gives the body recommendations for best landscaping practices and the most desirable vegetation for our ecosystem.

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

The PARC updated their Landscaping Guidelines in 2010

FINANCIAL IMPACT
(If none, state N/A)

N/A

STAFF RECOMMENDATION

- Staff is recommending that PARC updates our Landscaping Guidelines to reflect Urban Forestry’s Committees Guidelines
- Suggested Motion: “I so move to adapt Urban Forestry’s Landscaping Guidelines as presented”

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

- 2010 PARC Landscaping Guidelines
- Urban Forestry’s current Landscaping Guidelines



Landscaping Guidelines

The Plan and Architectural Review Commission reviews site and landscape plans for all new and expanded commercial, industrial, institutional, and multiple family housing projects. Landscaping beautifies the property and city, buffers uses and unattractive structures, increases property values, conserves energy, and helps clean the air and water. The Commission adopted the following guidelines to assist developers, builders, and property owners in meeting the expectations for landscaping. The use of the term “must” below reflects zoning ordinance requirements that are mandatory.

Required Components of a Landscape Plan

- A scale (e.g., 1 inch = 50 feet), a north arrow, a date, and an accurate representation of site conditions (e.g., property dimensions should be correct with all features drawn to scale).
- All areas to be left in green space and how they will be covered (e.g., grass, mulch, native vegetation).
- All trees over 4” caliper to be removed or portions of woods with such trees that are proposed for removal.
- All existing trees that are over 4 inches caliper or the edges of woods with such trees.
- All existing trees and other plantings proposed to remain on the site after construction, including proposed locations for barrier fencing or other ways to ensure their preservation.
- Locations, species, size at time of planting, and size at maturity for proposed landscape plants.
- Adjacent streets, existing and proposed buildings, parking lots, loading areas, dumpsters, existing or proposed grades, outdoor storage areas, and mechanical units and utilities in relation to proposed plantings.
- Name, address, and phone number of both the person who prepared the plan and the property owner.

For simple projects, the Landscape Plan may be included on a map that also shows other proposed site improvements, like proposed buildings, signs, lighting, utilities, and grading.

Treatment of Existing Vegetation

Pre-existing landforms, terrain, and vegetation should be preserved as much as practical. This may be achieved by minimizing building construction and site modifications in areas not essential to project development. High-quality, mature, and native trees and hedges should be retained where practical and should not be removed to facilitate commercial signage. Preservation of existing vegetation will reduce expectations for new landscaping, while major removal of existing vegetation may result in expectations for new landscaping greater than what these guidelines normally suggest. In general, where large, high quality trees are proposed for removal on a landscape plan, the equivalent diameter of new trees should also be included in the plan (e.g., one maple with a 12-inch diameter trunk removed = planting of four 3-inch diameter hardwood canopy trees). Similarly, mature trees identified for preservation in the approved Landscape Plan but subsequently lost should be replaced by new trees of similar total diameter.

Mature trees identified for preservation on a Landscape Plan should be protected during construction by not allowing grading or equipment or vehicle storage in these areas and by making all contractors aware of preservation requirements. During construction, barrier fencing should

generally be placed at the critical root zone (CRZ) of the tree, as defined as a radius equivalent to 1.5 feet for every inch in trunk diameter at breast height (DBH). For example, a tree with a trunk diameter of 12 inches has a critical root zone radius of 18 feet.

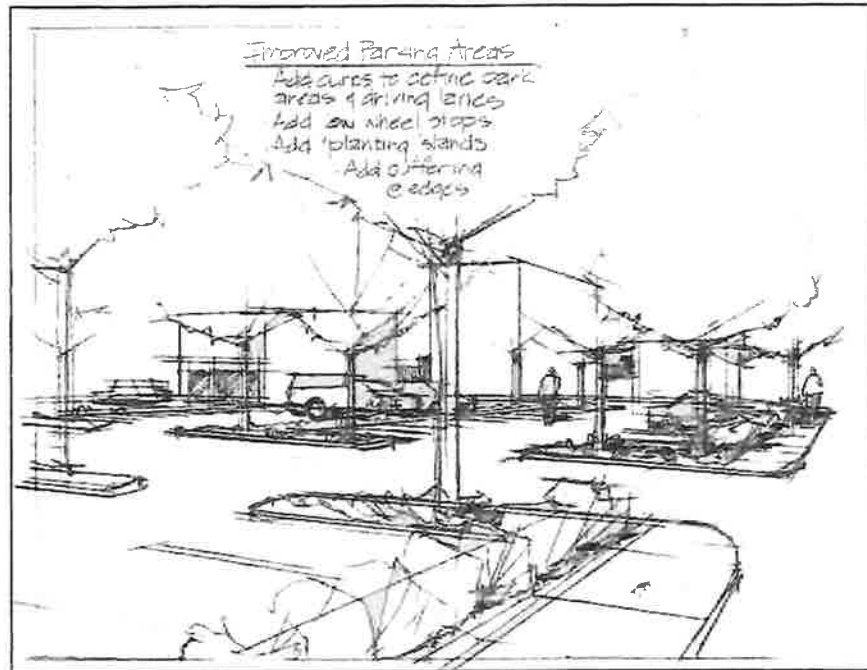
The Urban Forestry Management Plan available from the City's Parks, Recreation, and Forestry Department—contains additional preservation guidance (see particularly the City's Terrace Tree Protection guidelines).

Recommended Locations and Amount of New Landscaping

New landscape plantings should be provided on different parts of the site, as advised below:

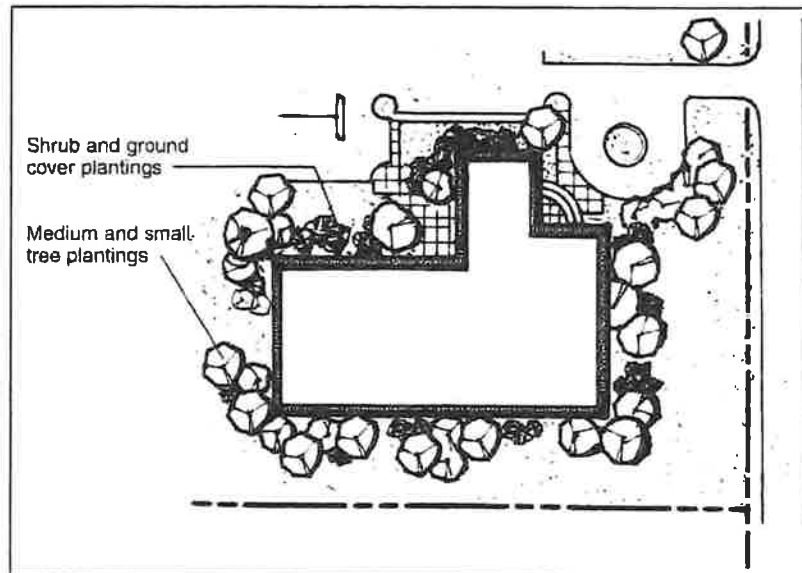
1. **Street Frontages.** One deciduous tree must be planted for each 35 feet along each side of a street right-of-way, except where a clustered or wider spacing is allowed by the City Forester or where traffic visibility, street lights, or utilities would be negatively affected. Street trees should be planted midway between the street curb and the sidewalk, or within 15 feet of the property line adjoining the street, but only if space is not available between the sidewalk and curb. Plantings may also be appropriate in any boulevard included in development plans. Street tree species should be approved by the City Forester prior to installation, and should be based generally upon the information provided in Figures 3 and 4 below.
2. **Paved Areas.** One large deciduous tree and 60 plants of additional landscaping (see Figure 3: Appropriate Plant Species and Sizes) should be planted for each 1,500 square feet of paved area—which is about the same amount of space required for five parking spaces plus a driveway. Plants should be installed in landscaped islands within the paved area or within 15 feet of the edges of the paved area. Landscaped islands or peninsulas must be provided at the end of every parking row, and interior islands should be provided for every 20 parking spaces in non-industrial projects. Species selection for paved area plantings is particularly important to ensure salt and snow tolerance (see Figure 6), proper growth habit and branch height, avoidance of messy fruit or other litter from the tree, and maintenance of good visibility within parking lots.

Figure 1: Parking Lot Landscaping Example



3. **Building Foundations.** 160 points of landscaping (see Figure 3: Appropriate Plant Species and Sizes) should be planted for each 100 lineal feet of exterior building wall that is visible from public rights-of-way and adjoining sites. The graphic on the following page provides an example of building foundation landscaping. Plants required by this section should be installed within 20 feet of the building foundation and generally should not include large deciduous trees.
4. **Landscaped Bufferyards.** The City requires installation of a landscaped bufferyard:
 - In yards where a B-1, B-3, or M-1 zoning district abuts a residential use or zoning district,
 - Where off-street parking areas for five or more vehicles are within 15 feet of a lot line, except where the next door lot also contains parking within that same distance, and
 - Where lots in a new residential subdivision back onto a proposed major street.

Figure 2: Building Foundation Planting Example



The minimum width of a landscaped bufferyard is 10 feet (30 feet where subdivision lots back onto a major street), not including the area between the sidewalk and street curb. Bufferyards are generally required to be landscaped with two large deciduous trees, five small deciduous and/or evergreen trees, and twelve shrubs for every 100 feet of bufferyard length. The Plan Commission may instead approve substitute landscaping, a berm, an opaque fence or wall, or some combination. Fences or walls should generally not be used in street yards and must not be more than 6 feet tall in residential zoning districts and 10 feet tall in non-residential districts. A berm is mound of soil surfaced with a landscaped ground cover, generally 3 to 6 feet above the surrounding grade and preferably of an undulating or otherwise visually interesting layout.

5. **General Yard Areas.** In other parts of the site, 200 additional points of landscaping (see Suggested Plant Species and Sizes table) should be planted for each 5,000 square feet of total site area. Most general yard area landscaping should be located in street-facing yards. Except for approved natural areas, general yard areas should be seeded. Slopes should be a maximum of 3 vertical feet for every 1 horizontal foot. Where retaining walls are necessary, they should be designed to be less than 10 feet in height and constructed with stone or block, or terraced if the grade change is 10 feet or more.
6. **Screening.** Dumpsters, outside storage areas, loading docks, vending machines, and large or unsightly mechanical, utility, or telecommunication units should be enclosed by a fence, wall, and/or landscaping designed to provide a total visual screen from public rights-of-way and adjacent properties. Screening fences and walls surrounding outdoor storage areas should generally be between 6 and 8 feet tall, while fences and walls designed to screen other areas should generally be between 4 and 6 feet tall. Appropriate screening tree species are indicated in Figure 5. Future trimming of screen plantings in such a way that limits their capacity to provide a total visual screen is not permitted. The base of freestanding signs—monument and pylon signs—should also be landscaped. Low-level plantings should be selected in sign areas.

7. **Vision Triangles and Easements.** No parts of plantings within 10 feet of the ground level may extend over any public right-of-way. No new landscape plantings with a mature height over 2½ feet or with branches at maturity that will be less than 10 feet may be placed in vision triangles near street intersections (see Section 19.51.010 of zoning ordinance in order to measure extent of vision triangle). Planting in utility easements is at the risk of the property owner and may be subject to restrictions associated with the easement. Tree plantings should generally be at least 20 feet from street lights, 10 feet from hydrants, and 6 feet from gas and water valves.

Recommended Sizes and Species of New Landscaping

Figure 3 indicates the points that may be obtained for each plant within the five different categories of landscape plantings large deciduous tree, small deciduous tree, evergreen tree, shrub, and perennial planting bed. When added together, the points obtained from each plant depicted in a Landscape Plan may be used to determine whether the landscaping point guidelines above are being met. Figure 3 also provides a starting point for potential plant species selection within each of the five categories of plantings.

Figures 4, 5, and 6 include examples of appropriate tree and shrub species for different, unique applications. These include trees appropriate for placement under power lines (Figure 4), trees that are appropriate for screening (Figure 5), and plantings that are most tolerant of salt for use in and near parking lots for example (Figure 6).

Figure 7 includes species to minimize or avoid, for various reasons including overuse, susceptibility to disease, and invasive characteristics.

For more information in selecting plants, the following guides are available online at the UW–Extension (www.learningstore.uwex.edu): *Choosing the Right Landscape Plants: Factors to Consider* (A3864); *Deicing Salt Injury in the Landscape and Salt-Tolerant Landscape Plants* (A3869); *Guide to Selecting Landscape Plants for Wisconsin* (A2865). Also look for *Power Planting: How to Select and Plant Trees Near Power Lines*, available at: www.we-energies.com/forestry/treeplant_booklet.pdf.

Figure 3: Appropriate Plant Species and Sizes

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species
Large Deciduous Tree	Greater than 25 feet	2 inch trunk diameter as measured 4 1/2 feet up (1 1/2 inch for street trees)	150	Freeman maple <i>Acer x freemanii</i> Paperbark maple <i>Acer griseum</i> State Street Miyabe maple <i>Acer miyabei</i> 'Morton' Gingko (male cultivars) <i>Gingko biloba</i> Chanticleer pear <i>Pyrus calleryana</i> 'Chanticleer' Honeylocust (male cultivars) <i>Gleditsia triacanthos</i> var. <i>inermis</i> Chinkapin oak <i>Quercus muehlenbergii</i> Baldcypress <i>Taxodium distichum</i> Lindens/basswood <i>Tilia</i> spp. Elms (hybrids) <i>Ulmus</i> spp. Hackberry <i>Celtis occidentalis</i> Hazelnut <i>Corylus</i> spp.
Small Deciduous Tree	25 feet or less	1 1/2 inch trunk diameter as measured 4 1/2 feet up, or 4 feet tall	60	Birch <i>Betula</i> spp. Serviceberry <i>Amelanchior</i> Hawthorn <i>Crataegus viridis</i> Eastern redbud <i>Cercis canadensis</i> Callery pear <i>Pyrus calleryana</i> Flowering crabapples <i>Malus</i> spp. Japanese tree lilac <i>Syringa reticulata</i> Hornbeam (Musclewood) <i>Carpinus caroliniana</i> Ironwood/Hophornbeam <i>Ostrya virginiana</i>
Evergreen Tree	Usually > 10 feet	4 feet tall	40	Serbian spruce Pine (except Austrian) <i>Pinus</i> spp. (not <i>nigra</i>)
Shrub (deciduous or evergreen)	Usually less than 10 feet	2 feet in height or 2 gallon pot	20	Weigela Shrub rose Juniper Arborvitae Amelanchior Elderberry <i>Sambucus canadensis</i> "aurea" ninebark Viburnum Dogwood Cotoneaster Forsythia Potentilla Gro-low sumac Yew
Perennial Planting	Varies	Varies	20 points for every 20 sq ft of	Coneflower Catmint Columbine Aster

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species	
Bed			bed	Black-eyed Susan Lily Daylily Hosta Catmint Ornamental grass Lady's mantle	Brunnera Liatris Cimicifuga Peony Pachysandra Sedum Astilbe

Figure 4: Trees Appropriate for Planting under Power Lines

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species
Small Deciduous Tree	25 feet or less	1½ inch trunk diameter or 4 feet tall	60	Flowering crabapple <i>Malus</i> spp. Japanese tree lilac <i>Syringa reticulata</i>

Figure 5: Trees Appropriate for Screening

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species for Screening
Evergreen Tree	Usually > 10 feet	4 feet tall	40	Firs <i>abies</i> spp. Eastern red cedar <i>Juniperus virginiana</i> Spruces <i>Picea</i> spp. Pines <i>Pinus</i> spp. Douglas fir <i>Pseudotsuga menziesii</i> var. <i>glauca</i> Arborvitae <i>Thuja occidentalis</i> Eastern hemlock <i>Tsuga canadensis</i>

Figure 6: Salt Tolerant Plants

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species for Salt Sensitivity
Large Deciduous Tree	Greater than 25 feet	2 inch trunk diameter (1½ inch for street trees)	150	maple sweet gum
Small Deciduous Tree	25 feet or less	1½ inch diameter or 4 feet tall	60	crabapple crape myrtle dogwood
Evergreen	Usually	4 feet tall	40	American holly

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species for Salt Sensitivity
Tree	> 10 feet			yew
Shrub (deciduous or evergreen)	Usually less than 10 feet	2 feet in height or 2 gallon pot	20	azalea barberry boxwood forsythia rhododendron spirea

Figure 7: Plant Species to Use Sparingly or Avoid

Category of Plant	Species to Use Sparingly	Species To Avoid	Reason to Avoid	Good Alternative
Large Deciduous Tree	Maple	Any ash (fraxinus)	Emerald ash borer	
	Basswood/linden	Non-resistant elms	Dutch elm disease	Resistant elms
	Honeylocust	Boxelder	Spread quickly	
		Maples (Freeman/Autumn Blaze)	Over-planted	
		Maples, Norway	Over-planted, dense	
		Maples, red	Prefer acidic soil	
		Maples, sugar	Thrives only in certain conditions; picky	
		Bradford pears	Poorly branched, tend to break	Chanticleer pear
		White mulberry	Invasive, non-native	
Small Deciduous Tree		Buckthorns	Invasive, non-native	
		Autumn-olive	Invasive, non-native	
Evergreen Tree	Blue spruce White pine White spruce	Austrian pine	Over-planted	

Category of Plant	Species to Use Sparingly	Species To Avoid	Reason to Avoid	Good Alternative
Shrub (deciduous or evergreen)		Spirea japonica	Invasive (re-seed)	Ninebark 'nanus'
		Prunus x cistena (purple sandcherry)	Short-lived	Purple ninebarks
		Burning bush (euonymus)	Invasive, non-native	
		Honeysuckle	Invasive, non-native	
		Multiflora rose	Invasive, non-native	

Descriptions and Standards for Rain Gardens and Bioswales

Rain gardens and bioswales can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited.

A rain garden is a shallow, depressed garden that is designed and positioned on a site to capture stormwater runoff and allow for the infiltration of water back into the ground. Rain garden plants are carefully chosen for their ability to withstand moisture extremes and potentially high concentrations of nutrients and sediments that are often found in stormwater runoff. A well designed and maintained rain garden serves as an attractive component of an overall landscaping plan for a development site.

A bioswale is a linear, vegetative stormwater runoff conveyance system that is designed to store and infiltrate water from small storm events back into the ground and direct water from heavy rain events to appropriate storm sewer inlets or other management facilities. The flow of water being conveyed through a bioswale is slowed down, allowing for municipal storm systems to more effectively manage heavier rain events and help reduce the risk of flooding on or off-site. Water being infiltrated or conveyed via a bioswale is also filtered by the vegetation within it, generally improving both ground and surface water quality.

The installation of a rain garden or bioswale may contribute to the overall stormwater management plan for a development site and count toward meeting the City’s landscaping guidelines in the same manner as that presented for “perennial planting bed” in Figure 3 above (20 points for every 20 sq. ft.), provided that:

1. Detailed plans are provided that show all proposed dimensions of the rain garden including length, width, depth, and slope of depression; location of the rain garden on the lot relative to hard-surfaced areas, downspouts, and site topography; characteristics of the soil underlying the rain garden or bioswale; description of planting media; the species, number, and size at time of installation of all vegetation proposed for the rain garden or bioswale; and information on any other materials (e.g., rocks) that will be used to line the raingarden or bioswale.

2. Installation is not proposed for areas where there is known soil contamination unless the rain garden is proposed to be constructed with an under-drain; where the characteristics of the soil would not allow for the proper infiltration of water into the ground; or where there are expected high levels of foot traffic.
3. The owner can demonstrate that the rain garden or bioswale will be properly maintained; kept free of trash, weeds debris, and dead or dying plants; any pipes associated with the garden will be inspected on an annual basis and kept free of debris; and by the beginning of every spring dead plant materials will be cut back or removed.
4. Bioswales and rain gardens must be generously (and appropriately) vegetated to qualify for landscaping points. Bioswales and rain gardens (or portions thereof) that are lined with turf and/or rocks but do not include other vegetation will not qualify for landscaping points.
5. To serve as a component of an overall stormwater management plan for a site, detailed plans, calculations, and specifications meeting the City's stormwater management ordinance are provided. Detailed plans should include the location and description of all other stormwater management facilities serving the site, particularly those to which any bioswale will be directed.

For further information on rain garden and bioswale design, see *Rain Gardens: A How-To Manual for Homeowners*, which is available from County UW-Extension offices, Cooperative Extension Publications, DNR Service Centers, and online at <http://clean-water.uwex.edu/pubs/pdf/home.rgmanual.pdf> and *Design Guidelines for Stormwater Bioretention Facilities*, which is available from the Communications Office of the State of Wisconsin Aquatic Sciences Center and online at <http://aqua.wisc.edu/publications/PDFs/stormwaterbioretention.pdf>.

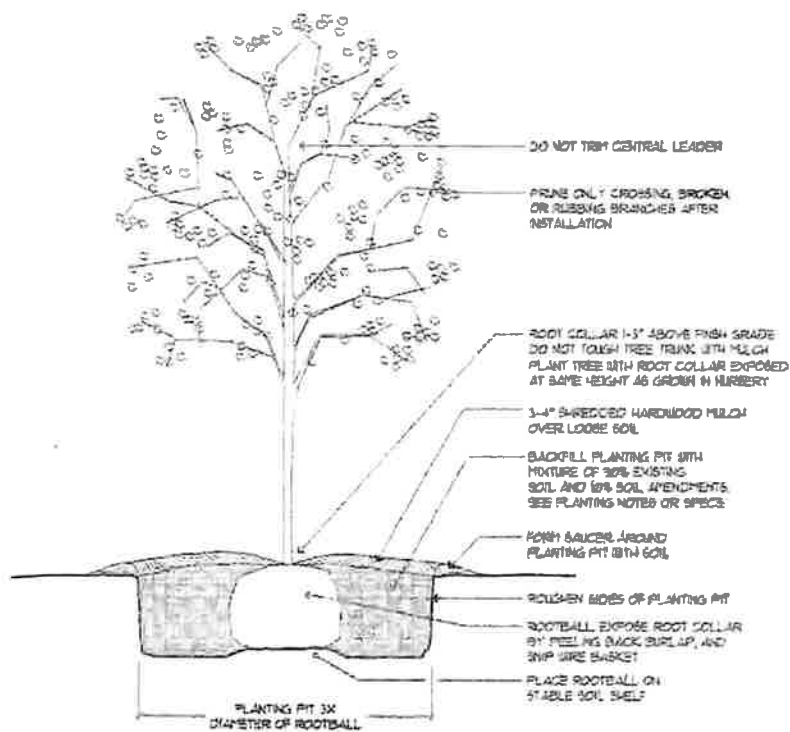
General Installation and Maintenance for Landscaping and Bufferyards

Landscaping must be installed using landscape contracting industry standards available from landscape designers and nurseries. These include proper soil conditioning, removing any packing materials including wire cages, burlap, and string, and the placement of the root collar at or slightly above grade. A 6-foot bark mulch radius around a tree is ideal, with the mulch no thicker than 4 inches in general and tapered to a depth of 1 inch at the base of the tree (the classic saucer shape). Rock mulch is discouraged around all planting areas. Figure 8 suggests proper planting and maintenance techniques for deciduous trees; techniques for evergreen trees and shrubs vary slightly, but the basic principles are similar.

All landscaping must be installed prior to building occupancy or operations, unless doing so would result in unsatisfactory plant survival. In this case, the City requires a site improvement deposit until landscaping is installed according to plan.

All required landscaping should be continually maintained in a live state to meet its original function (e.g., screen plants not overly pruned). Maintenance must include replacement of dead or dying plants, regardless of when the plant dies. Replacement should occur within the same year in which a plant dies or the next spring.

Figure 8: Deciduous Tree Planting Standard



City of Whitewater			
Approved Tree List			
STREET TREE			
COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH
Aspen			
Quaking	Populus tremuloides	40-50	20-30
Buckeye			
Yellow	Aesculus Flava	60-75	30-50
Coffeetree			
Espresso Kentucky	Gymnocladus dioicus 'Espresso'	50	35
Kentucky	Gymnocladus dioicus	50-60	50-60
Cypress			
Bald Cypress	Taxodium distichum	50-70	20-30
Shawnee Brave Bald Cypress	Taxodium distichum 'Mickelson'	50	15-20
Elm			
Princeton	Ulmus americana 'Princeton'	60-80	40-60
Valley Forge	Ulmus americana 'Valley Forge'	80	60
Ginko			
Autumn Gold	Ginko biloba 'Autumn Gold'	40-50	25-30
Magyar	Ginko biloba 'Magyar'	40-50	20-25
Princeton Sentry	Ginko biloba 'Princeton Sentry'	40-50	15-20
Gum			
Black	Nyssa sylvatica	30-50	20-30
Hackberry	Celtis Occidentalis	40-60	40-60
Linden			
Boulevard American	Tilia americana 'Boulevard'	60	25
Sweet Street	Tilia americana 'Kromm'	50	25
Honey Locust	Gleditsia triacanthos	40-50	30-40
Maple			
Celebration	Acer x freemanii 'Celzam'	40-50	20-35
Sienna Glen	Acer x freemanii 'Sienna'	40-50	35-40
Sugar	Acer saccharum	50-75	50
Oak			
Burr	Quercus macrocarpa	70-80	75-90
Chinkapin	Quercus muehlenbergii	50-60	50-60
Hybrid Swamp x Burr	Quercus x schuettei	75	70
Red	Quercus rubra	60-75	60-75
Planetree			
Exclamation London	Platanus x acerifolia 'Morton Circle'	60	45

City of Whitewater			
Approved Tree List			
LARGE AREA TREES			
COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH
Aspen			
Quaking	Populus tremuloides	40-50	20-30
Basswood			
American	Tilia americana	75-130	23-35
Beech			
American	Fagus grandifolia	60-75	55-65
Birch			
Paper	Betula papyrifera	50	35
River	Betula nigra	40-70	40-60
Yellow	Betula alleghaniensis	40-60	40-50
Buckeye			
Yellow	Aesculus Flava	60-75	30-50
Butternut	Juglans cinerea	40-60	40-60
Coffeetree			
Kentucky	Gymnocladus dioicus	50-60	50-60
Cypress			
Bald Cypress	Taxodium distichum	50-70	20-30
Shawnee Brave Blad Cypress	Taxodium distichum 'Mickelson'	50	15-20
Elm			
Princeton	Ulmus americana 'Princeton'	60-80	40-60
Valley Forge	Ulmus americana 'Valley Forge'	80	60
Ginko			
Autumn Gold	Ginko biloba 'Autumn Gold'	40-50	25-30
Magyar	Ginko biloba 'Magyar'	40-50	20-25
Princeton Sentry	Ginko biloba 'Princeton Sentry'	40-50	15-20
Gum			
Black	Nyssa sylvatica	30-50	20-30
Moraine Sweet	Liquidambar styraciflua 'Moraine'	40-45	25-30
Hackberry	Celtis Occidentalis	40-60	40-60
Hickory			
Shagbark	Carya ovata	80	40
Katsura	Cercidiphyllum japonicum	40-60	20-35
Linden			
American Sentry	Tilia americana 'McKSentry'	50-60	20-25
Honey Locust	Gleditsia triacanthos	40-50	30-40
Maple			
Red	Acer rubrum	40-60	40-60
Sienna Glen	Acer x freemanii 'Sienna'	40-50	35-40
Sugar	Acer saccharum	50-75	50
Magnolia			
Cucumbertree	Magnolia acuminata	50-80	35-60
Oak			

Black	Quercus Velutina	50-60	50-60
Burr	Quercus macrocarpa	70-80	75-90
Chinkapin	Quercus muehlenbergii	50-60	50-60
Hybrid Swamp x Burr	Quercus x schuettei	75	70
Red	Quercus rubra	60-75	60-75
Planetree			
Exclamation London	Platanus x acerifolia 'Morton Circle'	60	45
Redwood			
Dawn	Metasequoia glyptostroboides	75-100	15-25
Sycamore			
American	Platanus occidentalis	70-90	80
Tuliptree	Liriodendron tulipifera	70-80	35-45
Yellowwood	Cladrastic kentukea	30-50	40-50

City of Whitewater			
Approved Tree List			
MEDIUM-SMALL STREET TREES			
COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH
Buckeye			
Early Glow	Aesculus glabra 'J.N. Select'	35	35
Mystic Ruby	Aesculus x bushii 'Aaron#1'	30-35	15-20
Cockspur Hawthorn, Thornless	Crataegus Crus-galli var. inermis	20-30	25-35
Crabapple			
Crab	?		
Prairie	Malus ioensis	15-20	15-20
Elm			
New Horizon	Ulmus 'New Horizon'	30-40	15-25
Ironwood	Ostrya virginiana	25	15
Lilac			
Ivory Silk Japanese	Syringa reticulata subsp. Reticulata	25	15
Maple			
Paper Barked	Acer griseum	20-30	20-30
State Street Miyabe's	Acer miyabei 'Morton'	50	40
Magnolia			
Royal Star	Magnolia stellata 'Royal Star'	10-15	10-15
Musclewood	Carpinus caroliniana	25-30	25-30
Red Bud, Eastern	Cercis canadensis	20-30	25-35
Serviceberry			
Allegheny	Amelanchier laevis	25	15
Apple	Amelanchier x grandiflora	25-30	25-30
Autumn Brilliance	Amelanchier x grandiflora 'Autumn Brilliance'	20-25	20-25

City of Whitewater			
Approved Tree List			
MEDIUM-SMALL OFF STREET TREES			
COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH
Buckeye			
Early Glow	Aesculus glabra 'J.N. Select'	35	35
Mystic Ruby	Aesculus x bushii 'Aaron#1'	30-35	15-20
Crabapple			
Crab	?		
Prairie	Malus ioensis	15-20	15-20
Dogwood			
Golden Glory	Cornus mas 'Golden Glory'	15-25	15-25
Pagoda	Cornus alternifolia	15-25	15-25
Elm			
New Horizon	Ulmus 'New Horizon'	30-40	15-25
Ironwood			
	Ostrya virginiana	25	15
Lilac			
Ivory Silk Japanese	Syringa reticulata subsp. reticulata	25	15
Maple			
Paper Barked	Acer griseum	20-30	20-30
Striped	Acer pensylvanicum	20	15
Magnolia			
Royal Star	Magnolia stellata 'Royal Star'	10-15	10-15
Musclewood			
	Carpinus caroliniana	25-30	25-30
Red Bud, Eastern			
	Cercis canadensis	20-30	25-35
Serviceberry			
Allegheny	Amelanchier laevis	25	15
Apple	Amelanchier x grandiflora	25-30	25-30
Autumn Brilliance	Amelanchier x grandiflora 'Autumn Brilliance'	20-25	20-25
Seven Son Flower			
	Heptacodium miconioides	15-20	8-15

Landscape Plants - Native - Herbaceous

Common	Latin	Height	Bloom Color
Lavender Hyssop	Agastache foeniculum	2-4'	Purple
Nodding Onion	Allium cernuum	18"	Pink
Sullivant's Milkweed (Prairie)	Asclepias sullivantii	3-5'	Pink
Butterfly Milkweed	Asclepias tuberosa	2'	Orange
New England Aster	Aster novae-angliae	5'	Purple, Pink
Canada Milk Vetch	Astragalus canadensis	1-3'	cream
White Wild Indigo	Baptisia alba	4'	White
Blue Wild Indigo	Baptisia australis	3-5'	Blue
Cream False Indigo	Baptisia bracteata	1-2'	Cream
Yellow Wild Indigo	Baptisia tinctoria	2-3'	Yellow
Downy Wood Mint	Blephilia cilata	1-2'	Purple
Pale Purple Coneflower	Echinacea pallida	3-5'	Purple
Purple Coneflower	Echinacea purpurea	3-4'	Purple
Rattlesnake Master	Eryngium yuccifolium	4'	White/green
Early Sunflower	Helianthus helianthoides	3-5'	Yellow
Prairie Alumroot	Heuchera richardsonii	2'	Green
Round Headed Bush Clover	Lespedeza capitata	4'	White
Rough Blazing Star	Liatris aspera	2-5'	Purple
Michigan Lilly	Lilium michiganense		Orange
Wild Bergamot	Monarda fistulosa	2-4'	Lavender
Eastern Prickly Pear Cactus	Optuntia humifosa	6"	Yellow
Wild Quinine	Parthenium integrifolium	4'	White
Smooth Penstemon	Penstemon digitalis	1-3'	White
Large Flowered-Penstemon	Penstemon grandiflorus	1-3'	Lavender
Compass Plant	Silphium laciniatum	8'	Yellow
Rosin Weed	Silphium integrifolium	4-6'	Yellow
Spiderwort	Tradescantia ohiensis	2-4'	Blue
Hoary Vervain	Verbena stricta	2-4'	Blue

Native - Grasses/Sedges

River Oats/Northern Sea Oats	Chasmanthium latifolium	3-4'	Grass
Little Blue Stem	Schizachyrium scoparium	2-3'	Grass
Prairie Dropseed	Sporobolus heterolepis	2-3'	Grass
Side Oats Gramma	Bouteloua curtipendula	1-3'	Grass

Native - Small Shrubs


White Snowberry	Symphoricarpos albus	3-5'	White
Black Chokeberry	Aronia melanocarpa	3-6'	White
Juneberry	Amelanchier alnifolia	4-15'	White
Running Serviceberry	Amelanchier stolonifera	3-5'	White
Northern Bush Honeysuckle	Diervilla lonicera	1-3'	Yellow
Pasture Rose	Rosa carolina	2'	Pink

New Jersey Tea	Ceanothus americanus	3'
Shrubby St. Johns Wort	Hypericum prolificum	4'
Sweet Fern	Comptonia peregrina	2-5'
Lead Plant	Amorpha canescens	3'
Shrubby Cinquefoil (Potentilla)	Dasphora fruticosa	2-4'

White

Yellow 

Purple 

Yellow 

Soil

Moisture

Mesic-DM
WM-DM
Mesic-WM
Mesic-Dry
Wet-DM
WM-DM
WM-Dry
WM-Mesic
Mesic-Dry

Mesic-Dry
Mesic-Dry
WM-DM
WM-DM
WM-DM
Mesic-Dry
Mesic-Dry
Mesic-Dry

WM-Dry
Dry
WM-DM
Mesic-DM
DM-Dry
WM-Dry
WM-Dry
WM-Dry
DM-Dry

Sand

Mesic-WM
Mesic-Dry Replace Karl Forester Grass
Mesic-Dry
Mesic-Dry

heavy clay soils
Sand, clay & garden
Alkaline
Alkaline

rocky to sandy soils
Poorly drained- well drained
Moist - Dry Good fruit production
Moist, Well Drained
well drained, dry to medium moisture
average m Aggressive if just planted in mulch

sandy soils, rocky hillsides
Wide Range
Sand (no clay)
Sand, gravel, loam or clay
pH 6.8-7.2

Mesic -Dry
Moist but tolerates Dry
Dry
Mesic -Dry
WM-Mesic, well drained, moderately fertile