



Plan & Architectural Review Meeting

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

Monday, February 10, 2025 - 6:00 PM

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

Plan and Architectural Review Commission
Feb 10, 2025, 6:00 – 8:30 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/347783733>

You can also dial in using your phone.
Access Code: 347-783-733
United States: +1 (646) 749-3122

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

AGENDA

CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

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

HEARING OF CITIZEN COMMENTS

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

CONSENT AGENDA

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

1. Minutes of January 13, 2025.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Vacant Lots on Cedar Court from R-1 (One Family Residence District) to R-2 (One and Two Family Residence District) for Tax Parcel #'s /EV 00001, /EV 00002 and /EV 00004.
3. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00215 Whitewater Middle School located at 401 S Elizabeth Street from R-2 (One and Two Family Residence District) to I (Institutional District).
4. Discussion and possible approval of a Conditional Use Permit for an Electronic Message Monument Sign to be located at 401 S Elizabeth Street, Whitewater, WI 53190. Tax Parcel # /WUP 00215 for Whitewater Middle School.
5. Discussion and possible approval of a Conditional Use Permit for Contractor Shops to be located on Greenway Court, Whitewater, WI 53190 for Jonathan Tanis. Tax parcel #/A444200003.

FUTURE AGENDA ITEMS

NEXT MEETING DATE MARCH 10, 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, January 13, 2025 - 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

Call to order at 6:00 p.m.

PRESENT

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

ABSENT

Board Member Bruce Parker

STAFF

Taylor Zeinert, EDD Director
Attorney Jonathan McDonell
Allison Schwark, Planner
Llana Dostie, Neighborhood Services Administrative Assistant

APPROVAL OF AGENDA

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

Hicks made a motion to move item 4 before item #2. Second Stoneman

Motion made by Chairman, Councilmember Hicks, Seconded by Board Member Stoneman.

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

HEARING OF CITIZEN COMMENTS

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

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

None

CONSENT AGENDA

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

1. Minutes for the December 9, 2024 meeting.

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

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

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Public Hearing for Consideration of a Change in the District Zoning Map to Rezone the Irvin L Young Library properties from R-2 (One and Two Family Residence District) to I (Institutional District) for Tax Parcel #'s /OT 00196 and /OT 00197.

Planner stated this is finally coming back to the board. We amended the Institutional District.

Motion to Recommend to Council for approval of zoning change.

Motion made by Board Member Binnie, Seconded by Board Member Schanen.

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

3. Public Hearing for Consideration of a Change in the District Zoning Map to Rezone the Municipal Building properties from B-2 (Central Business District) to I (institutional District) for Tax Parcel #'s /OT 00153, /OT 00153, /OT 00154, /OT 00155, /OT 00156, /OT 00158, /OT 00159 and /OT 00160.

Planner Schwark stated unsure why it has so many tax parcel numbers. It is consistent with the Institutional Zoning.

Motion to Recommend to Common Council OT 152, OT 0153, OT 154, OT, 155, OT 156, , OT 158, OT 159, OT 160 for zoning Change

Motion made by Board Member Schanen, Seconded by Chairman, Councilmember Hicks.

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

DISCUSSION/CONSIDERATION

4. Review and possible approval of an Extraterritorial Certified Survey Map for Parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 4 North, Range 15 East, Town of Whitewater.

Doug Olson presented the application. This is a 1 lot CSM. They divide the farm buildings off the main farming land.

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

FUTURE AGENDA ITEMS

None

NEXT MEETING DATE FEBRUARY 10, 2025

ADJOURNMENT

Meeting adjourned at 6:10 p.m.

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: February 10, 2025

Re: Rezone Petition Initiated by the City of Whitewater

Summary of Request	
Requested Approvals:	Rezone
Location:	Cedar Court Lots /EV 00004, /EV 00001, and /EV 00002
Current Land Use:	Vacant
Proposed Land Use:	Duplex/Residential Development
Current Zoning:	R-1 One Family Residence
Proposed Zoning:	R-2 One and Two Family Residence District
Future Land Use, Comprehensive Plan:	Higher Density Residential and Single Family Residential

Rezone Review

The City of Whitewater seeks to rezone the three parcels off Cedar Court more precisely identified as tax key numbers /EV 00004, /EV 00001, and /EV 00002. Previously at a PARC meeting it was discussed that the three remaining vacant parcels should be rezoned to give property owners/buyers the opportunity to develop the parcels and construct a product other than single family.



In 2020 a Conditional Use Permit application was filed and approved for a planned residential development in the City of Whitewater for a 6 unit multi-family development across 3 duplexes, located on the three Cedar Court vacant lots in the City of Whitewater. The development was approved with the following conditions:

I recommend the Commission grant conditional approval of the request to allow for a Conditional Use Permit for a residential development such as townhouses, condominiums and cluster housing conformance with the standards of the R-1 residence district per 19.15.030 (B) at Tax ID# /EV 00004, /EV 00001, /EV 00002 subject to the following:

- 1. Currently Lot /EV 0002 has some of lot Tax ID /EV 00003 address 320 Cedar Ct parking lot located on it. There should be an easement in place or the lot line should be adjusted*
- a. Landscaping or fencing shall be provided and installed for parking areas located adjacent to residential in the event of alterations to the site.*
- 2. A nonfamily household in R-1 shall be limited to three unrelated persons.*
- 3. Urban Forestry Committee (UFC) will review and approve the landscaping plans.*
- 4. A Knox box may be requested by the fire department.*
- 5. Approval by Engineering, Building Inspector, Fire Inspector and other City departments.*
- 6. Any other conditions identified by City Staff or the Plan Commission.*

Unfortunately, the development was never completed, and only one eight-unit building remains on Cedar Court. The rest of the parcels remained vacant. The vacant lot on the corner of West Wildwood and Cedar Court has now sold, and the new owner has constructed a side by side duplex with the approval from the PARC. As part of the Conditional Use Approval, it was suggested that the parcel, along with the two others be rezoned to be consistent with the development in that area. Due to the eight unit building being constructed via Conditional Use Permit, the property owners had no interest in constructing single family, as they would not be as desirable.

Planner's Recommendations

1) Staff recommends that Plan Commission recommend **APPROVAL** of the Rezoning of all three parcels to the City of Whitewater Common Council as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

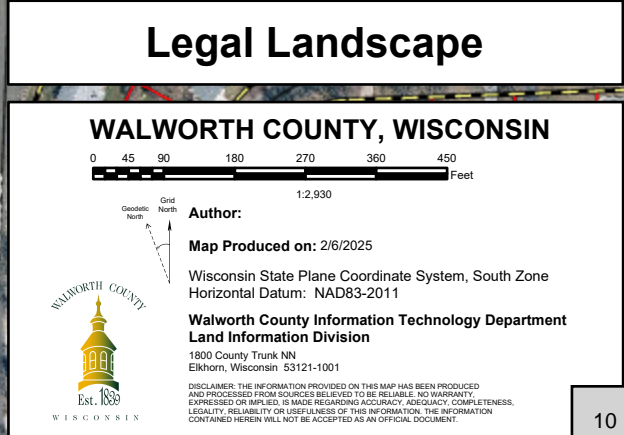
A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 10th day of February, 2025 at 6:00 p.m. to hold a public hearing for a change in the zoning for parcels located on Cedar Court. Tax Parcel Ids # /EV 00001, /EV 00002 and /EV 00004 from R-1 (One-Family Residence District) to R-2 (One and Two Family Residence District).

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

This meeting is open to the public. 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



ALVARO TAVEIRA
MARCIA WOLFF
1629 W WILDWOOD DR
WHITEWATER, WI 53190

LUKE E FRANCIS
KATHERINE FRANCIS
1630 W WILDWOOD RD
WHITEWATER, WI 53190-9000

MATTHEW J COONS
SARAH K COONS
385 S WOODLAND DR
WHITEWATER, WI 53190-9000

COREY SCHILT
JAIME SCHILT
363 WOODLAND DR
WHITEWATER, WI 53190-9000

JAMES C BEAUDRY
349 S WOODLAND DR
WHITEWATER, WI 53190-9000

ELIZABETH ARDELLE LONG
NILES LONG
335 S WOODLAND DR
WHITEWATER, WI 53190-9000

ELIZABETH L ELLIOTT
327 S WOODLAND DR
WHITEWATER, WI 53190-9000

DOUGLAS ANDERSON TRUST
JANIE ANDERSON TRUST
311 S WOODLAND DR
WHITEWATER, WI 53190-9000

LYNN BINNIE TRUST
CHERYL BINNIE TRUST
1315 SATINWOOD LN
WHITEWATER, WI 53190-9000

MATTHEW WYCH
JOCELYN WYCH
274 S WOODLAND DR
WHITEWATER, WI 53190-9000

MARK BERGEY TRUST
JEAN BERGEY TRUST
284 WOODLAND DR
WHITEWATER, WI 53190-9000

JEAN A TROST
1406 WILDWOOD RD
WHITEWATER, WI 53190

RICHARD TELFER TRUST
VERONICA TELFER TRUST
304 S WOODLAND DR
PO BOX 299
WHITEWATER, WI 53190

STEVEN T WEGNER
ANGELA M WEGNER
312 S WOODLAND DR
WHITEWATER, WI 53190

NICHOLAS D STANTON
38 S HILLSIDE TER
MADISON, WI 53705-0500

MATTHEW I SCHAAL
635 E PETUNIA ST
BELOIT, WI 53511-1100

TIMOTHY D SWARTZ
CATHLEEN A SWARTZ
340 S WOODLAND DR
WHITEWATER, WI 53190

MIGUEL ARANDA
FABIOLA ARANDA
348 S WOODLAND DR
WHITEWATER, WI 53190-9000

KATHY K SPARLING
404 S WOODLAND DR
WHITEWATER, WI 53190-9000

ALYN R JONES
DEBRA JONES
435 S BUCKINGHAM BLVD
WHITEWATER, WI 53190-9000

ELIAZAR FALCON
VERONICA RAMIREZ
353 EDEN CT
WHITEWATER, WI 53190

ALAINA T SMITH
JASON SANTOS BARAJAS
341 EDEN CT
WHITEWATER, WI 53190-9000

JENNIFER FERGUSON
343 EDEN CT
WHITEWATER, WI 53190-9000

DAVID W HABERMAN TRUST
JULIE M HABERMAN TRUST
348 EDEN CT
WHITEWATER, WI 53190-9000

KEVIN BURKES
JULIE BURKES
9651 LOWLINE BRG
SAN ANTONIO, TX 78254-5400

JOSE BARAJAS
409 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

JEFFREY S RADLOFF
JANEL A RADLOFF
401 S BUCKINGHAM BLVD
WHITEWATER, WI 53190-9000

JOSHUAH KLINE
SARAH KLINE
393 S BUCKINGHAM BLVD
WHITEWATER, WI 53190-9000

STEPHANIE A HARTMANN
CORT R HARTMANN
383 BUCKINGHAM BLVD
WHITEWATER, WI 53190

FERNANDO VERDUZCO
LETICIA VERDUZCO
375 S BUCKINGHAM BLVD
WHITEWATER, WI 53190-9000

JOSE VERDUZCO JR
MARIA LOURDES VERDUZCO
408 VENTURA LN
WHITEWATER, WI 53190

JESUS BARAJAS AVILA
TERESA BARAJAS GOMEZ
127 S MAPLE LN
WHITEWATER, WI 53190-9000

AARON A AXELSEN
392 S BUCKINGHAM BLVD
WHITEWATER, WI 53190-9000

BRANDON M CHURCH
404 S BUCKINGHAM BLVD
WHITEWATER, WI 53190-9000

ANTONIO ARANDA
JENNELLE ROSSBACH
PO BOX 293
WHITEWATER, WI 53190-9000

ROBERT R SPRINGER
NOEL H DOERFLER
426 BUCKINGHAM BLVD
WHITEWATER, WI 53190

ALONSO PROPERTIES LLC
2503 PLEASANT VIEW RD
MIDDLETON, WI 53562-6200

320 CEDAR COURT LLC
PO BOX 233
WHITEWATER, WI 53190-9000

320 CEDAR COURT LLC
PO BOX 233
WHITEWATER, WI 53190-9000

ALONSO PROPERTIES LLC
402 AUGUSTA DR
MADISON, WI 53717-1700

JERMAN PROPERTIES LLC
PO BOX 616
CAMBRIDGE, WI 53523-2300

THOMAS L VAUGHN
DONNA R VAUGHN
1614 W WILDWOOD RD
WHITEWATER, WI 53190-9000

ANDREW G CRONE
JENNIFER A CRONE
1590 WILDWOOD RD
WHITEWATER, WI 53190

FANG YE
TIAN SANG SYLVERNE
9 SPRING SIDE CT
BUFFALO GROVE, IL 60089-8900

MICHAEL K HAYES
HEIDI L HAYES
228 PINE CIR
WHITEWATER, WI 53190

JAMES BOYD TRUST
KATHRYN BOYD TRUST
280 S PINE CIR
WHITEWATER, WI 53190-9000

GARY J LYONS
211 SOUTH PINE CIR
WHITEWATER, WI 53190-9000

MARGARITE GARCIA RAFAEL
OMAR MEDINA
215 S PINE ST
WHITEWATER, WI 53190-9000

DENNIS L OLSON
PAULA M OLSON
281 S PINE CIR
WHITEWATER, WI 53190-9000

MICHAEL S OLSON
ELIZABETH A OLSON
1428 WILDWOOD RD
WHITEWATER, WI 53190

CORY R JODAT
1416 W WILDWOOD RD
WHITEWATER, WI 53900-9000

HARRY DEVITT
KIMBERLY DEVITT
360 S BUCKINGHAM BLVD
WHITEWATER, WI 53190-9000

ROGER F ANDERSON SR
341 S BUCKINGHAM BLVD
WHITEWATER, WI 53190-9000

THOMAS WERTH TRUST
SARA STONE TRUST
361 BUCKINGHAM BLVD
WHITEWATER, WI 53190-9000

GARY L HARMS
JUDY A HARMS
1585 WILDWOOD RD
WHITEWATER, WI 53190

ANNA M SMITH STODDARD
317 S NORTH CT
WHITEWATER, WI 53190-9000

THOMAS E FOLL
JANE D FOLL
321 S NORTH CT
WHITEWATER, WI 53190

KURT E SKINDINGSRUDE
LINDA SKINDINGSRUDE
320 S NORTH CT
WHITEWATER, WI 53190

SCOTT W WIEDENHOEFT
TAMMY E WIEDENHOEFT
316 S NORTH CT
WHITEWATER, WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: February 10, 2025

Re: Rezone and Conditional Use Permit Request

Summary of Request	
Requested Approvals:	Rezone and Conditional Use Permit
Location:	401 S Elizabeth Street /WUP 00215
Current Land Use:	City of Whitewater Middle School
Proposed Land Use:	City of Whitewater Middle School
Current Zoning:	R-2 One & Two Family Residence
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater Middle School seeks to rezone their current parcel of land located at 401 S Elizabeth Street to Institutional Zoning so that they may place new commercial signage on site at the school.

The proposed signage would be a monument style sign with an electronic message center unit on each side of the sign that could display digital messages and updates. Currently the property is zoned R-2, which is a residential zoning district, which does not allow any signage of this nature.

Therefore, the applicant is simultaneously requesting a rezone into the institutional zoning district, so that a conditional use permit can be obtained for the signage.



Per section 19.54.040 regarding electronic message signs:

(a) Electronic Message Sign. A type of sign that displays words, lines, logos, graphic images, or symbols, which may be changed electronically to provide different information, and which includes computer signs, electronic reader boards, video screens, LCD signs, electronic time and temperature signs, and other signs with electronically-controlled changing or moving displays.

(1) Electronic message signs shall require a conditional use permit.

(2) Electronic message signs shall be permitted only with a nonresidential land use.

(A) No more than one electronic message sign shall be permitted per site.

(3) In addition to the setback requirements of this chapter, the planning commission shall consider visibility from any residential zoning district.

(4) Electronic message signs may be integrated into the design of the following sign types: monument signs, dual post signs, pylon signs, order board signs, or institutional information signs.

(A) For monument signs, dual post signs, pylon signs, institutional information signs, and order board signs, no more than fifty percent of a sign's actual area shall contain an electronic message sign.

(B) Electronic message signs shall count toward the site's maximum permitted sign area, except for institutional information signs.

(5) Messages and non-text images shall not change appearance more than once every ten seconds, and transitions between messages shall be via instantaneous change. Use of electronic

message signs for images, text, or lighting that change appearance in a manner not permitted above shall be considered flashing, scrolling, or animated signs, which are prohibited per Section 19.54.140(1)(J).

(6) Electronic message signs shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.

(7) Electronic message signs shall comply with the exterior lighting requirements of Section 19.57.150.

(8) Electronic message signs shall be maintained so as to be able to display messages in a complete and legible manner.

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for the parcel located at 401 S Elizabeth Street, as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.
- 2) Staff recommend that Plan Commission **APPROVE** the Conditional Use Permit for an electronic message sign for the parcel located at 401 S Elizabeth Street with the following conditions:
 - a. The sign shall conform with all requirements above, specified in Section 19.54.040 of the City of Whitewater Zoning Ordinance.



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 10th day of February, 2025 at 6:00 p.m. to hold a public hearing for a change in the zoning for the Whitewater Middle School located at 401 S Elizabeth Street. Tax Parcel Id # /WUP 00215 from R-2 (One and Two Family Residence District) to I (Institutional District).

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

This meeting is open to the public. 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

Print

Rezone Application - Submission #1199

Date Submitted: 1/3/2025

City of Whitewater

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

Neighborhood Services

Rezone Application

Rezone Application Checklist (Please read)**Applicant**

1. Fill out Planning Request Form, Rezone Form, and Plan of Operation Form. Twelve (12) copies
11 x 17, a digital copy of all submittal material:
 - a. Any other materials
 2. Application shall include the following Plan requirements:
 - a. All plans shall be drawn to scale and show all sides of the proposed building
 - b. All plans will exhibit property exterior building materials and colors to be used
 - c. All plans will exhibit proposed/existing off-street parking stalls and driveway/loading docks
 - d. Building elevations must include the lot on which the structure is to be built and the street(s) adjacent to the lot
3. Submit fee to the City of Whitewater

City Building Inspector/Zoning Administrator

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

Process

1. Plan Commission considers applicant's review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the matter is forwarded as is for the second appearance for approval/denial of the final site plan

NOTE: Plan Commission normally meets the second Monday of each month at 6:00 p.m. If a public hearing is required it will be scheduled at the beginning of the Plan Commission meeting.

Taylor Zeinert, Economic Director
262-473-0148
tzeinert@whitewater-wi.gov

Llana Dostie, Neighborhood Services Administrative Assistant
262-473-0144
ldostie@whitewater-wi.gov

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

Site Plan☐ No fi...sen**Landscaping**☐ No fi...sen**MSDS Sheet**☐ No fi...sen**Other Information**☐ No fi...sen**Planning Request (check all that apply)****1. General Project Information:****Project Tax Key #*****Project Address*****City*****State*****Zip Code*****Project Title (if any)****2. Applicant, Agent & Property Owner Information****Applicant's Name*****Applicant's Company*****Address***

City*

Janesville

State*

WI

Zip Code*

53546

Item 3.

Phone Number*

608.754.6338

Email Address*

kcook@jnbsigns.com

Agent Name

Kevin Cook

Agent Company

JNB Signs, Inc.

Address

1221 Venture Dr. Suite 1

City

Janesville

State

WI

Zip Code

53546

Phone Number

608.754.6338

Email Address

kcook@jnbsigns.com

Owner's First Name (if different from applicant)

Whitewater Middle School

Owner's Last Name

Address

401 S Elizabeth St.

City

Whitewater

State

WI.

Zip Code

53190

Phone Number

262.472.8300

Email Address

cfountain@wwusd.org

3. Planning Reqeust (Check all that apply)*

- ☐ Site Plan and Architectural Review \$150.00 plus \$0.05 per s. ft (Floor Area)
- ☐ Conditional Use Permit \$275.00
- ☒ Rezone/Land use Amendment \$400.00
- ☐ Planned Unit Development \$500.00
- ☐ Preliminary Plan \$175.00
- ☐ Final Plat \$225.00
- ☐ Certified Survey Map \$200.00 plus \$10.00 per lot
- ☐ Project Concept Review \$150.00
- ☐ Joint Conditional Use & Certified Survey Map \$500.00 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

Will translation services be needed during the Plan Board meeting?*

- ☐ Yes
- ☒ No

If yes, please specify the language required.**Rezone Application**

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

Address and legal description of the subject site*

401 S. Elizabeth St.

Tax Parcel #*

WUP00215

Current Zoning District*

R2

Requested Zoning District*

I-Institutional

Requested zoning text amendment Section*

I-Institutional

Item 3.

Petitioner's interest in requested rezoning*

Contractor to manufacture and install one (1) double sided monument sign with electronic message center

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

Monument sign (1) double sided with electronic message center

Property Owner Signature*

Chris Fountain

Owner's Agent Signature

Kevin E. Cook

Property Owner's Address*

401 S. Elizabeth St.

Owner's Agent Address

1221 Venture Dr. Suite 1

Property Owner's Phone Number*

262.472.8300

Owner's Agent Phone

608.754.6338

Property Owner's Email*

cfountain@wwusd.org

Owner's Agent Email

kcook@jnbsigns.com

Zoning #**Application Reviewed by****Date**

Date Filed**Date Published****Date Notices Mailed****Item 3.****Plan Commission Recommendation****Date of Recommendation****Plan of Operations****Property Information****Tenant Information****Property Tax Key #*****Previous Business Name***

WUP00215

Whitewater Middle School

Property Address***Years in Operation***

401 S Elizabeth St

65 years

Property Owner***New Business Name***

Whitewater Middle School

N/A

Owner's Mailing Address***Name of Operator***

401 S Elizabeth St.

Chris Fountain

City, State and Zip Code***Operator's Mailing Address***

Whitewater, WI., 53190

401 S Elizabeth St.

Owner's Phone #***City, State and Zip Code***

262.472.8364

Whitewater, WI., 53190

Owner's Email*

cfountain@wwusd.org

Operator's Phone and Email*

262.472.8364 cfountain@wwusd.org

Item 3.

New Business Use/Operation Information**Description of Business Use or Operations***

Whitewater Middle School

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

40

Hours of Operations (Weekend)*

12

Total Area Space (SQF)*

118,000

Toilet Fixtures*

50

Full Time Employees*

55

Part Time Employees*

10

Customer Seating*☒ Yes☐ No**Seating Capacity***

10000

**Total Employee Hours Per Year
(include yourself if self-employed)***

95,000

Sprinkler System*☐ Yes☒ No**Hazardous/Flammable Chemicals used/stored***☒ Yes (must attach MSDS sheets)☐ No**Specified Use of the Property and Building(s)****Building A***

Whitewater Middle School

Building B**Building C**

Item 3.

Will there be any problems resulting form this operation such as (check all that apply)*

- ☐ Odors
- ☐ Smoke
- ☐ Noise
- ☐ Light
- ☐ Vibrations
- ☒ None

Parking**Dimension of parking lot***

250ft X 235ft

Number of Spaces available*

128

Parking lot constructon*

- ☒ Asphalt
- ☐ Concrete

Type of Screening*

- ☒ Fencing
- ☐ Plantings

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

- ☒ Yes
- ☐ No

Signage (Sign Permit Application Needed)**Type ***

- ☐ Free standing
- ☒ Monument
- ☐ Projecting
- ☐ Awning/Canopy
- ☐ electronic Message
- ☐ Pylon
- ☐ Arm/Post
- ☐ Window
- ☐ Mobile/Portable or Banner
- ☐ Other
- ☐ None

If other describe**Location of Signs**

S Elizabeth side of property

Entertainment**Is there any type of music in this proposal?***

- ☐ Yes (Separate License from Clerk's Office Required)
- ☒ No

Live*

- ☐ Yes
- ☒ No

When will this be offered to customers (check all that apply)

- ☒ Monday
- ☒ Tuesday
- ☒ Wednesday
- ☒ Thursday
- ☒ Friday

What time (s) will this be offered

24 hrs

Outdoor Lighting**Type***

N/Z

Location*

N/A

Utilities**Will you be connected to City***

- ☒ Water
- ☒ Sewer

Is there a private well on-site?*

- ☐ Yes
- ☒ No

Types of Refuse Disposal*

- ☒ Municipal
- ☐ Private

Approval Date by the Department of Natural Resources of the well proposed

N/A

Approval Date by the County Health Department of existing septic system

N/A

What types of sanitary facilities are to be installed for the proposed operation

N/A

Surface water drainage facilities (describe or include in site plan)

See original building plans

Licenses/Permits**Is a highway access permit needed from the State, County or Local Municipality***

- ☐ Yes
☒ No

Is a cigarette license required? (Separate license from Clerk's Office)*

- ☐ Yes
☒ No

Is a liquor license required? (Separate license form Clerk's Office)*

- ☐ Yes
☒ No

Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans*

- ☒ Yes
☐ No

Permitted Property Uses (Check all that apply)*

- ☒ Single Family Dwelling
- ☒ Two Family Dwelling
- ☐ Modular Home
- ☐ Manufactured Home
- ☐ Second or greater wireless telecommunication facility
- ☒ Home occupations/professional home office for nonretail goods and services no customer access
- ☐ Multi-Family Dwellings
- ☐ Art, Music and School supply stores and galleries
- ☐ Antique, collectible and hobby craft shops
- ☐ Automotive and related parts stores, without servicing
- ☐ Hotels and motels
- ☐ Small appliance repair stores, computer or software sales and service
- ☐ Banks and other financial institutions without drive-thru facilities
- ☐ Camera and photographic supply stores
- ☐ Caterers
- ☐ Clothing, Shoe Stores and repair shops
- ☐ Clinics medical and dental
- ☐ Drug Stores
- ☐ Florist Shops
- ☐ Food and convenience stores without gasoline pumps
- ☐ Furniture stores
- ☐ Hardware stores
- ☐ Insurance agencies
- ☐ Barbershops/Beauty Parlors
- ☐ Liquor stores without drive-thru facilities
- ☐ Resale shops
- ☐ Professional and Business offices
- ☐ Self-service laundries and dry-cleaning establishments
- ☐ Stationery stores, retail office supply stores
- ☐ Movie theaters
- ☐ Tourist homes and bed and breakfasts
- ☐ Bakeries or candy stores with products from sale on premise only
- ☐ Appliance repair stores, including computer sales and service
- ☐ Coffee Shops
- ☐ Cultural arts centers and museums
- ☐ Post Offices
- ☐ Ice cream shops and cafes
- ☐ Agricultural services
- ☐ Lumbeyards, 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 or materials, goods or products limited o the following uses, products, components, or circumstances:
- ☐ a. Electronic and electrical products instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
- ☐ b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
- ☐ c. Laser technology, radiology, x-ray and ultrasound products, manufacturing and assembly
- ☐ d. Medical and dental supplies
- ☐ e. Optical, fiber optical and photographic products and equipment
- ☐ f. Orthopedic and medical appliances such as artificial limbs, brace supports and stretchers
- ☐ g. Products related to process design, process stimulation, computer hardware and software development, safety engineering
- ☐ h. Scientific and precision instruments and components, including robotics
- ☐ Jewelry stores
- ☐ Meat Markets
- ☐ Paint, Wallpaper, interior decorating and floor covering stores
- ☐ Restaurants without drive-thru facilities
- ☐ Sporting goods stores
- ☐ Variety stores
- ☐ Charitable or nonprofit institution and 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 Universitites
- ☐ Private recreation facilities
- ☐ Freight terminals, trucking servicing and parking, warehousing and inside storage
- ☐ More than one principal structure on a lot when the additional building is a material and direct party of the primary business
- ☐ Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- ☐ Telecommunication centers (not including wireless telecommunication facilities)

Permitted Conditional Uses (Please check all that apply*)

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

Signatures

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

Applicant's Signature***Date***

Kevin E. Cook

1/3/25

Inspector's Signature**Date****Item 3.****Cost Recovery Certificate and Agreement**

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION**PROJECT NAME***

Whitewater Middle School Monument Sign with Electronic Message Center

PROJECT LOCATION*

401 S Elizabeth St.

APPLICANT INFORMATION**NAME***

Kevin E. Cook

MAILING (BILLING) ADDRESS*

1221 Venture Dr. Suite 1, Janesville WI., 53546

PHONE*

608.754.6338

EMAIL ADDRESS*

kcook@jnbsigns.com

ATTORNEY INFORMATION

NAME

N/A

PHONE

N/A

EMAIL ADDRESS

N/A

RATES

City Administration Hourly Rate Shall Not Exceed

Director of Economic Development: Taylor Zeinert \$56.55

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blitch \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$36.63

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Harrison, Williams & McDonell, LLP

Attorney Jonathan McDonell \$255.00

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

SIGNATURE OF APPLICANT*

Kevin E. Cook

DATE*

1/3/25

City Use Only Below this Line**Building Inspector Date
Received****Review By****Zoning Administrator Date
Received****Reviewed by****Occupancy Classification****Occupancy Classification of
Surrounding Units****Zoning of Property****Use Permitted**

- ☐ By Right
☐ By CUP
☐ PC Approval
Required

Approval

- ☐ Approved
☐ Denied

Date**Approval**

- ☐ Approved
☐ Denied

Date**Public Works
Approval**

- ☐ Approved
☐ Denied

Date**City Engineer
Approval**

- ☐ Approved
☐ Denied

Date**Police Department
Approval**

- ☐ Approved
☐ Denied

Date**Fire Department
Approval**

- ☐ Approved
☐ Denied

Date

JIAN GUO
YILIN ZHANG
1205 W COURT ST
WHITEWATER, WI 53190

MARK BROMLEY
PATRICIA BROMLEY
W5838 GREENING RD
WHITEWATER, WI 53190-9000

JAMES A FUERSTENBERG
I LOUISE FUERSTENBERG
1214 W COURT ST
WHITEWATER, WI 53190

JLB REAL ESTATE LLC
841 E MILWAUKEE ST
WHITEWATER, WI 53190-9000

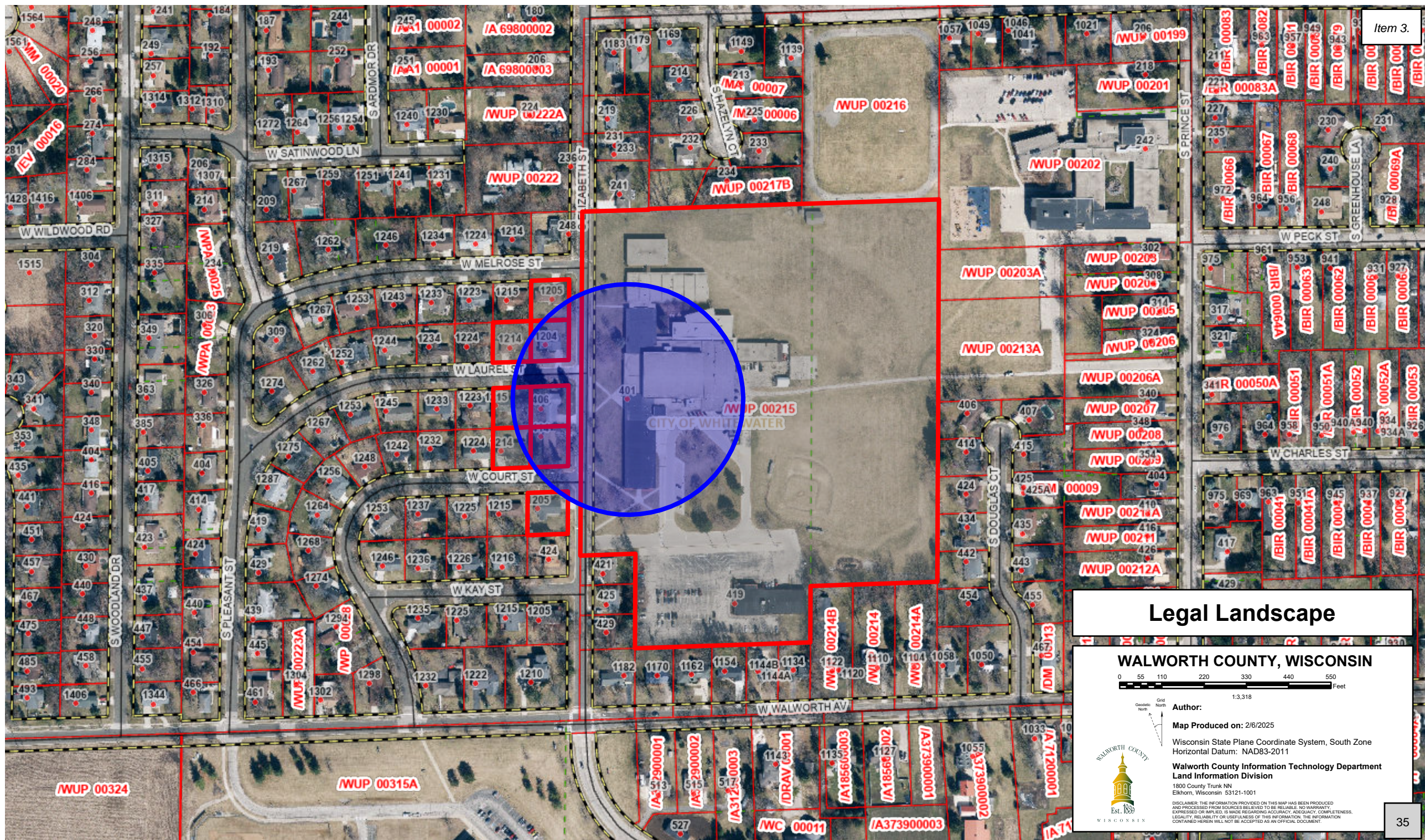
JON F ERICKSON
406 S ELIZABETH ST
WHITEWATER, WI 53190

GENEVIEVE BROWN TRUST
1204 W LAUREL ST
WHITEWATER, WI 53190-9000

SCOTT ROHDE
1214 W LAUREL ST
WHITEWATER, WI 53190-9000

PERRY D MOYER
DOROTHY A MOYER
1205 W MELROSE ST
WHITEWATER, WI 53190-9000

JT SCHOOL DIST #1 CITY OF WHITEWATER
WHITEWATER, WI 53190



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: February 10, 2025

Re: Rezone and Conditional Use Permit Request

Summary of Request	
Requested Approvals:	Rezone and Conditional Use Permit
Location:	401 S Elizabeth Street /WUP 00215
Current Land Use:	City of Whitewater Middle School
Proposed Land Use:	City of Whitewater Middle School
Current Zoning:	R-2 One & Two Family Residence
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater Middle School seeks to rezone their current parcel of land located at 401 S Elizabeth Street to Institutional Zoning so that they may place new commercial signage on site at the school.

The proposed signage would be a monument style sign with an electronic message center unit on each side of the sign that could display digital messages and updates. Currently the property is zoned R-2, which is a residential zoning district, which does not allow any signage of this nature.

Therefore, the applicant is simultaneously requesting a rezone into the institutional zoning district, so that a conditional use permit can be obtained for the signage.



Per section 19.54.040 regarding electronic message signs:

(a) Electronic Message Sign. A type of sign that displays words, lines, logos, graphic images, or symbols, which may be changed electronically to provide different information, and which includes computer signs, electronic reader boards, video screens, LCD signs, electronic time and temperature signs, and other signs with electronically-controlled changing or moving displays.

(1) Electronic message signs shall require a conditional use permit.

(2) Electronic message signs shall be permitted only with a nonresidential land use.

(A) No more than one electronic message sign shall be permitted per site.

(3) In addition to the setback requirements of this chapter, the planning commission shall consider visibility from any residential zoning district.

(4) Electronic message signs may be integrated into the design of the following sign types: monument signs, dual post signs, pylon signs, order board signs, or institutional information signs.

(A) For monument signs, dual post signs, pylon signs, institutional information signs, and order board signs, no more than fifty percent of a sign's actual area shall contain an electronic message sign.

(B) Electronic message signs shall count toward the site's maximum permitted sign area, except for institutional information signs.

(5) Messages and non-text images shall not change appearance more than once every ten seconds, and transitions between messages shall be via instantaneous change. Use of electronic

message signs for images, text, or lighting that change appearance in a manner not permitted above shall be considered flashing, scrolling, or animated signs, which are prohibited per Section 19.54.140(1)(J).

(6) Electronic message signs shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.

(7) Electronic message signs shall comply with the exterior lighting requirements of Section 19.57.150.

(8) Electronic message signs shall be maintained so as to be able to display messages in a complete and legible manner.

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for the parcel located at 401 S Elizabeth Street, as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.
- 2) Staff recommend that Plan Commission **APPROVE** the Conditional Use Permit for an electronic message sign for the parcel located at 401 S Elizabeth Street with the following conditions:
 - a. The sign shall conform with all requirements above, specified in Section 19.54.040 of the City of Whitewater Zoning Ordinance.



This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT: Whitewater Middle School

JOB LOCATION:
Whitewater, WI

SALESMAN:
Carson Henning

DESIGNER:
Scott B

REVISION HISTORY:
Initial Drawing Release

A	DATE	REQUESTED BY	UPDATED BY
	2-21/23	CH	SB

B	DATE	REQUESTED BY	UPDATED BY

C	DATE	REQUESTED BY	UPDATED BY
	4-20/23	CH	SB

D	DATE	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL:

INITIAL	DATE

CLIENT SIGNATURE:

	DATE

09764-01c
Revision 01
4-20/23

Survey Needed

Detailed survey of existing location required prior to beginning manufacturing.

VOLTAGE

☒ 120 Volts
☐ 277 Volts



Mailbox to be removed by others

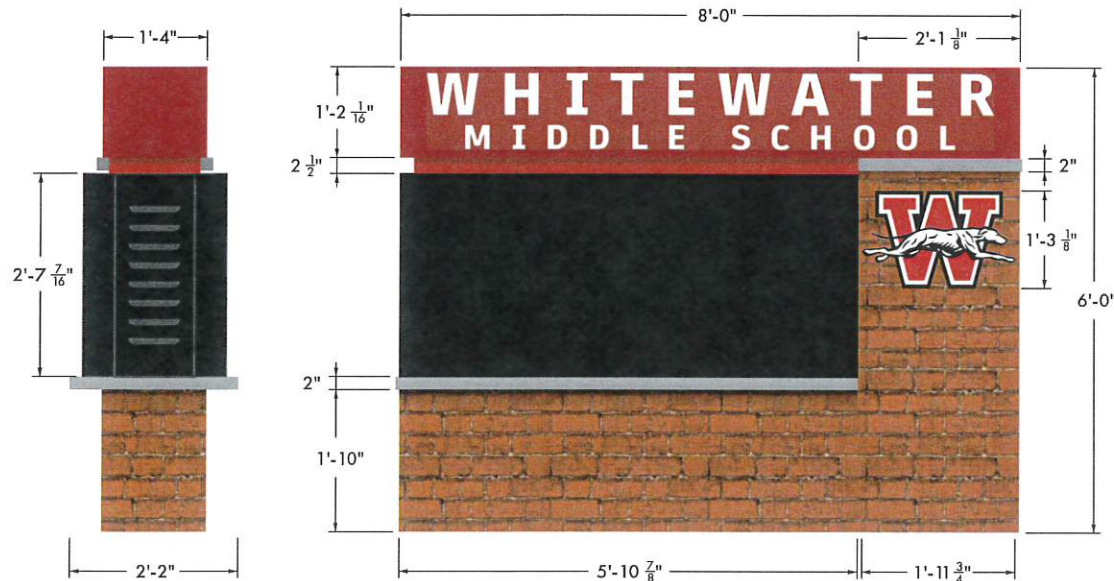


Night View



Install sign close to same location as mailbox was, 16' from road edge

D/F MONUMENT SPECIFICATIONS



SECTION A

Drawing Scale: 3/4" = 1'

As shown on a 17" x 11" Tabloid

- MAP Massey-Ferguson Red MP14801
- MAP Red Dragon MP15024
- 3M White 7725-10

DESCRIPTION

A

BASE: Twin 5" sq Steel poles, direct buried in augured concrete, thin brick to be installed over skin & bones cabinet, 7/16" treated Plywood skin, 1" Aluminum angle skeleton, 2" Aluminum C channel reveals

CABINET: Skin & Bones construction, .063" Aluminum skin, 1" Aluminum angle skeleton, 2.5" Aluminum C channel reveal, .090" Aluminum faces routed for backup plex, 3/16" translucent "White" Acrylic backup plex

EMCs: (2) Desay Series S, 8.33mm pitch 180x80 matrix message boards, saddle mounted to pole with 2" Steel angle supports

GRAPHICS: Logo to be (2) routed .090" Aluminum, stud welded for mounting with full coverage digitally printed opaque vinyl to match graphic
Letters to be (2) 3M "White" (7725-10) opaque vinyl, all applied first surface

FINISHES: Brick veneer to be "Burnt Orange" Modern Brick, 2" reveals to be painted to resemble concrete, Cabinet to be painted MAP "Massey-Ferguson Red" (MP14801), 2.5" reveal to be painted MAP "Imperial Dragon" (MP15024)

LIGHTING: Top cabinet internally lit with Hanley rail mounted PF3120 "White" LEDs,

ELECTRICAL: 120v, UL Listed and Labeled, 12v Hanely power supplies mounted inside cabinet, primary electrical brought to site by others

157.5 SQ. ft.

567"

Item 4.

40"

WHITEWATER  MIDDLE SCHOOL





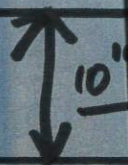
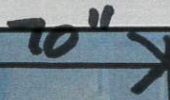
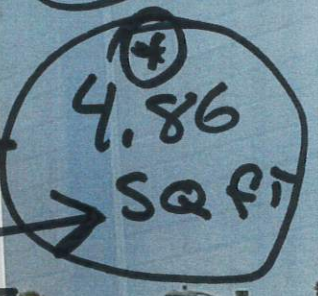
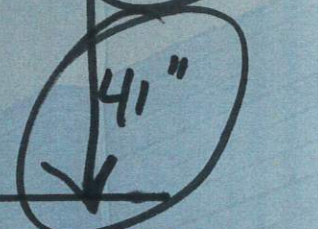
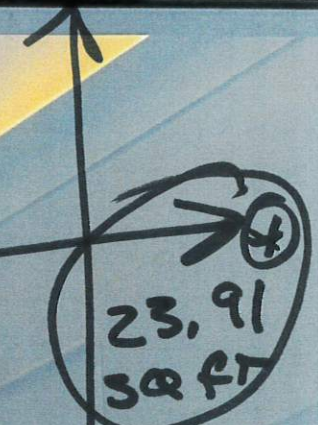
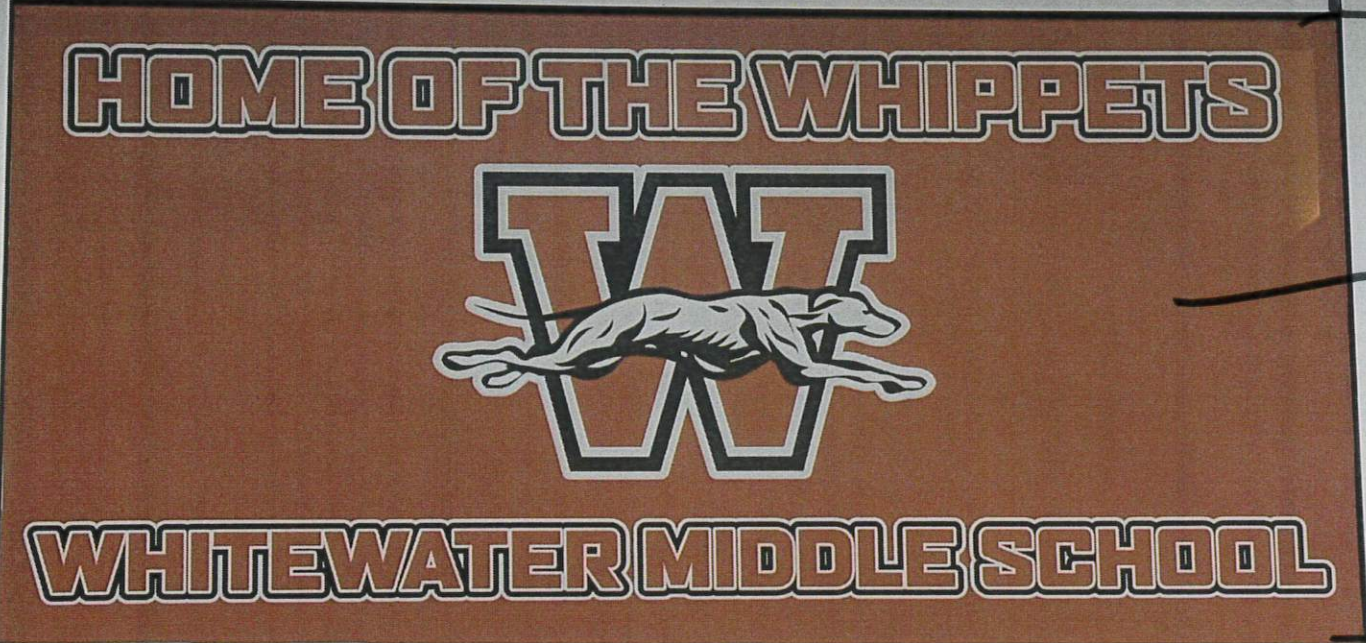
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SQ. FT

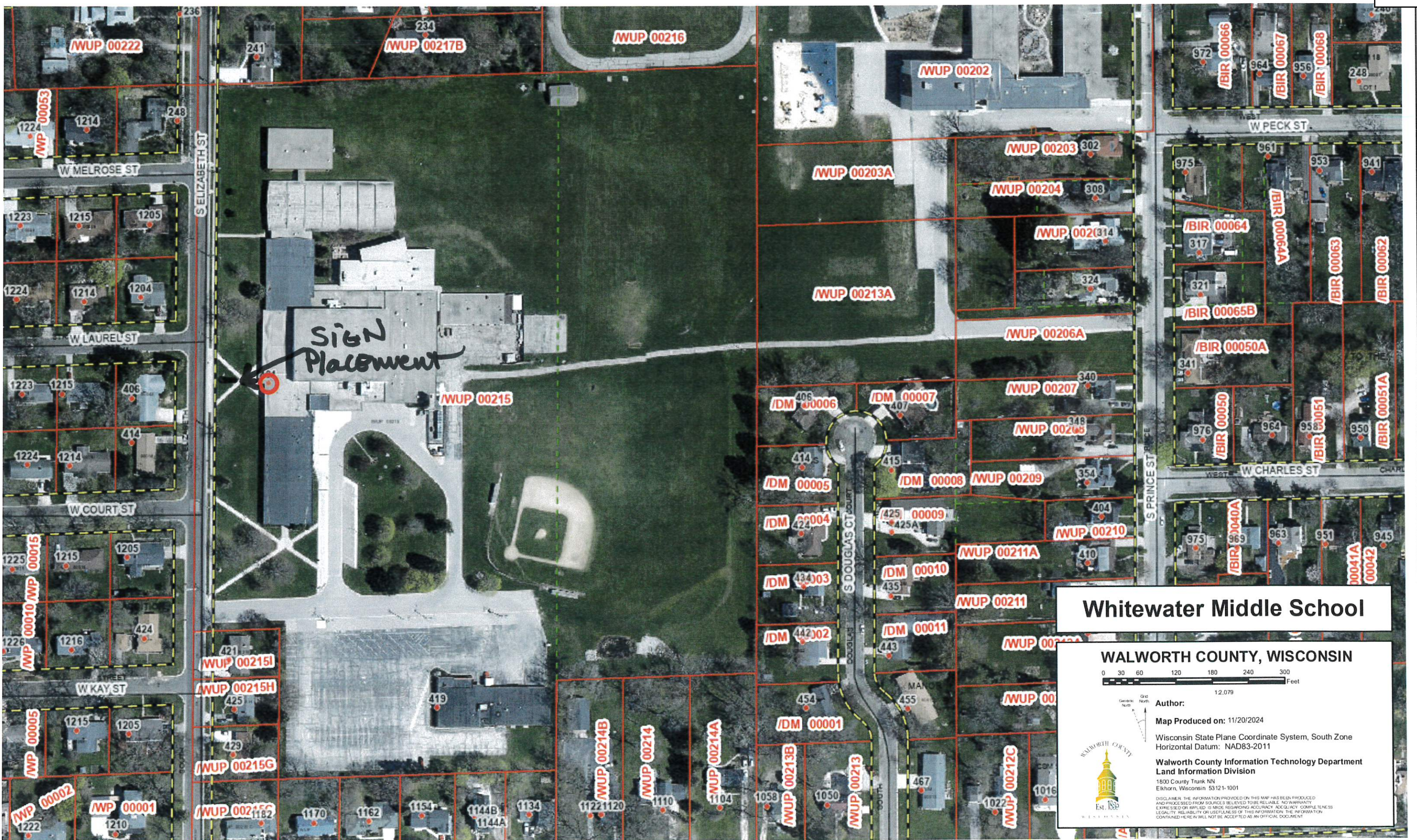
6'3"

9"

MAIN OFFICE

Be Kind
COMMIT TO CIVILITY
Seamos amables
Y CORTESES





Print

Conditional Use Permit Application - Submission #1198

Date Submitted: 1/3/2025

City of Whitewater

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

Neighborhood Services

Conditional Use Permit Application

Conditional Use Application Checklist**Applicant**

1. Fill out Planning Request form, Conditional Use Application, Plan of Operation Form and Cost Recovery Certificate and Agreement. Twelve (12) copies 11 x 17, a digital copy of all submittal material:

- Application Forms
- Landscaping plan indicating location, type and size of materials (Please review Landscaping Guidelines)
- Stormwater and Erosion Control Applications (if necessary)
- Lighting (Photometric) Plan
- Add any other material you feel are pertinent

2. Application shall include the following Plan requirements:

- All plans shall be drawn to scale and show all sides of the proposed building.
- All plans will exhibit proposed/existing off-street parking stalls and driveway/loading docks.
- Building elevations must include the lot on which the structure is to be built and the street (s) adjacent to the lot.

3. Submit fee to City of Whitewater

City Building Inspector/Zoning Administrator

1. Review application for accuracy and all required information
2. Staff will review information for conformance to Ordinances
3. Engineer will review Stormwater and Erosion Control Plans
4. Landscaping Plan will be reviewed by Urban Forestry Commission
5. When application is complete and approved by all Staff it will then be forwarded to Neighborhood Services Administrative Assistant

Neighborhood Services Administrative Assistant

1. Conditional Use notice will be published in the local newspaper for two-week period with a one week waiting period for a total of three weeks prior to scheduled public hearing
2. Conditional Use notice will be mailed to property owners that abut the property and those that are within 300 feet minimum/and or further distance at the discretion of the zoning administrator from the property
3. Public Hearing for Conditional Use will be scheduled for the next Plan Commission meeting after notice has appeared in the newspaper for two weeks

Process

1. Plan Commission considers applicant's request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the is forwarded as is for the second appearance for approval/denial of the final site plan.

NOTE: Plan Commission normally meets the second Monday of each month at 6:00 p.m. If a public hearing is required, it will be scheduled at the beginning of the Plan Commission meeting.

Item 4.

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

Taylor Zeinert, Economic Director
262-473-0148

tzeinert@whitewater-wi.gov

Llana Dostie, Neighborhood Services Administrative Assistant
262-473-0144

ldostie@whitewater-wi.gov

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

Site Plan Upload*

Middle School Site
Map.pdf

Landscaping Plan Upload

No fi...sen

Lighting Plan Upload

No fi...sen

MSDS Sheets

No fi...sen

Other Information

No fi...sen

PLANNING REQUEST**General Project Information****Project Tax Key #**

/WUP 00215

Project Address*

401 S Elizabeth St.

Project Title (if any)

Whitewater Middle School Monument Sign

Applicant, Agent & Property Owner Information**Applicant's First Name***

Kevin

Applicant's Last Name*

Cook

Address*

1221 Venture Dr. Suite 1

City*

Janesville

State*

WI.

Zip Code*

53546

Item 4.

Phone Number*

608.754.6338

Email Address*

kcook@jnbsigns.com

Agent Name

Kevin Cook

Agent Company

JNB Signs, Inc.

Address

1221 Venture Dr. Suite 1

City

Janesville

State

WI

Zip Code

53546

Phone Number

608.754.6338

Email Address

kcook@jnbsigns.com

Owner First Name (if different from applicant)

Whitewater Middle School

Owner Last Name

Address

401 S Elizabeth St.

City

Whitewater

State

WI.

Zip Code

53190

Phone Number

262.472.8364

Fax Number**Email Address**

cfountain@wwusd.org

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
- ☐ Preliminary Plat \$175.00
- ☐ Final Plat \$225.00
- ☐ Certified Survey Map \$200.00 plus \$10.00 per lot
- ☐ Project Concept Review \$150.00
- ☐ Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Site Plan & Conditional Use \$350.00 plus \$0.05 per sq. ft (Floor Area)
- ☐ Board of Zoning Appeals/Adjustment \$300.00

Will translation services be needed during the Plan Board meeting?*

- ☐ Yes
- ☒ No

If Yes, please specify the language required.**Conditional Use Permit Application**

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

Address and legal description of the subject site*

401 S Elizabeth St. Whitewater Middle School

Tax Parcel #*

WUP00215

Zoning District*

R2

**Requested Conditional Use***

Install new monument sign with electronic message center

Petitioner's interest in requested Conditional Use Permit*

Contractor - To fabricate and install sign

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

1 (1) Double sided monument sign with electronic message center.

Property Owner Signature*

Chris Fountain

Owner's Agent Signature*

Kevin Cook - JNB Signs, Inc.

Address*

401 S. Elizabeth St. Whitewater WI. 53190

Address*

1221 Venture Dr. Suite 1 Janesville, WI., 53546

Phone and Email*

262.472.8300 cfountain@wwusd.org

Phone and Email*

608.754.6338 kcook@jnbsigns.com

Zoning #

Application Review by**Date****Date Filed****Dates Published****Date Notices Mailed****Plan Commission Recommendation****Date Decision Made****Plan of Operations****Property Information****Tenant Information****Property Tax Key #*****Previous Business Name*****Property Address*****Years in Operation*****Property Owner*****New Business Name*****Owner Mailing Address*****Name of Operator***

City, State and Zip Code*

Whitewater, WI., 53190

Operator Mailing Address*

N/A

Owner's Phone #*

262.472.8364

City, State and Zip Code*

N/A

Owner's Email*

cfountain@wwusd.org

Operator's Phoen # and Email *

N/A

New Business Use/Operation Information

Description of Business use or Operations*

Whitewater Middle School

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

40 HR

Hours of Operations (Weekends)*

12 HR

Total Area Space in Square Feet*

118,000

Toilet Fixtures*

50

Full Time Employees*

55

of Part Time Employees*

10

Customer Seating*

- ☐ Yes
☒ No

Seating Capacity*

N/A

Total Employee Hours Per Year
(include yourself if self-employed)*

95,000

Sprinkler System*

- ☐ Yes
☒ No

Hazardous/Flammable Chemicals used/stored*

- ☒ Yes (must attach MSDS Sheets)
☐ No

Specified Use of Property and Building(s)

Building A*

Whitewater Middle School

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

- ☐ Odors
- ☐ Smoke
- ☐ Noise
- ☐ Light
- ☐ Vibrations
- ☒ None

Parking**Dimension of parking lot***

250ft X 235ft

Number of Spaces Available*

128

Parking Lot Construction*

- ☒ Asphalt
- ☐ Concrete

Type of Screening*

- ☒ Fencing
- ☐ Plantings

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

- ☒ Yes
- ☐ No

Signage(Separate Sign Permit Application Needed)

Type (Check all that apply)*

- ☐ Freestanding
- ☒ Monument
- ☐ Projecting
- ☐ Awning/Canopy
- ☐ Electronic Message
- ☐ Pylon
- ☐ Arm/Post
- ☐ Window
- ☐ Mobile/Portable or Banner
- ☐ None
- ☐ Other

If other, what type**Location of Signs**

S Elizabeth side of property

Entertainment**Is there any type of music in this proposal?***

- ☐ Yes (Separate License from Clerk's Office Required)
- ☒ No

Live *

- ☐ Yes
- ☒ No

When will this be offered to customers*

- ☐ Monday
- ☐ Tuesday
- ☐ Wednesday
- ☐ Thursday
- ☐ Friday
- ☐ Saturday
- ☐ Sunday
- ☒ None

What time(s) will this be offered

N/A

Outdoor Lighting**Type***

N/A

Location*

N/A

Utilities**Will you be connected to City Water and Sewer***☒ Yes☐ No**Is there a private well on-site***☐ Yes☒ No**Types of Refuse Disposal***☒ Municipal☐ Private**Approval Date by the Department of Natural Resources of the well for proposed use**

N/A

Approval Date by the County Health Department for existing septic system

N/A

What types of sanitary facilities are to be installed for the proposed operation*

N/A

Surface Water Drainage Facilities (describe or include in site plan)*

See Original Construction Plans

Licenses/Permits

Is a highway access permit needed from the State, County or local Municipality*

- ☐ Yes
☒ No

Is a cigarette license required? (Separate license from Clerk's office)*

- ☐ Yes
☒ No

Is a liquor license required? (Separate license from Clerk's office)*

- ☐ Yes
☒ No

Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans*

- ☐ Yes
☒ No

Permitted Property Use (Please check all that apply)*

- ☒ Single Family Dwelling
- ☒ Two Family Dwelling
- ☐ Modular Home
- ☐ Manufactured Home
- ☐ Second or greater wireless telecommunication facility
- ☒ Home occupations, professional home office for nonretail goods and services no customer access
- ☐ Multi-Family Dwellings
- ☐ Art, Music and School supply stores and galleries
- ☐ Antique, collectible and hobby craft stores
- ☐ Automotive and related parts store, without servicing
- ☐ Hotel and Motels
- ☐ Small appliance repair stores, computer or software sales and service
- ☐ Barbershops/Beauty Parlors
- ☐ Liquor stores without drive-thru facilities
- ☐ Resale Shops
- ☐ Professional and business offices
- ☐ Self-service laundries and dry-cleaning establishments
- ☐ Stationery stores, retail office supply stores
- ☐ Movie theaters
- ☐ Tourist homes and bed and breakfast
- ☐ Bakeries or candy stores with products for sale on premise only
- ☐ Appliance repair stores, including computer sales and service
- ☐ Caterers
- ☐ Post Offices
- ☐ Ice Cream and Cafes
- ☐ Toy stores
- ☐ Agricultural services
- ☐ Banks and other financial institutions without drive-thru facilities
- ☐ Camera and photographic supply stores
- ☐ Clothing, shoe stores and repair shops
- ☐ Clinics medical and dental
- ☐ Department Stores
- ☐ Drug Stores
- ☐ Florist Shops
- ☐ Food and Convenience stores without gasoline pumps
- ☐ Furniture stores
- ☐ Hardware stores
- ☐ Insurance agencies
- ☐ Jewelry stores
- ☐ Meat markets
- ☐ Paint, wallpaper, interior decorating and floor covering stores
- ☐ Restaurants without drive-thru facilities
- ☐ Sporting goods stores

- ☐ Variety stores
- ☐ Charitable or nonprofit institution or facilities
- ☐ Light assembly uses including electronics, pottery, printing, contractor shops (electrical, heating, plumbing and general contracting) provided there is no significant environmental emissions (odor or waste)
- ☐ Catalog and e-commerce sales outlets
- ☐ Day Spas
- ☐ Coffee Shops
- ☐ Gift Shops
- ☐ Public parking lots
- ☐ Tourist information and hospitality centers
- ☐ Dance Studio
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories, including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing and warehousing
- ☐ Production, or processing, cleaning, servicing, testing or remailer of materials, goods or products limited to the follow uses, products, components, or circumstances:
 - ☐ a) Electronic and electrical products instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
 - ☐ b) High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
 - ☐ c) Laser technology, radiology, x-ray and ultra sound products, manufacturing and assembly
 - ☐ d) Medical and dental supplies
 - ☐ e) Optical, fiber optical and photographic products and equipment
 - ☐ f) Orthopedic and medial appliances such as artificial limbs, brace supports and stretchers
 - ☐ g) Products related to process design, process stimulation, computer hardware and software development, safety engineering
 - ☐ h) Scientific and precision instruments and components, including robotics
- ☐ Telecommunication centers (not including wireless telecommunications facilities)
- ☐ Private recreation facilities
- ☐ Freight terminals, trucking servicing and parking, warehousing and inside storage
- ☐ More than one principal structure on a lot when the additional building is a material and direct part of the primary business
- ☐ Pilot Plans and other facilities for testing manufacturing, processing or fabrication methods or for testing of products or materials
- ☐ Colleges and universities



Permitted Conditional Uses (Please check all that apply)

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

Signatures

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

Applicant's Signature***Date***

Kevin E. Cook

1/3/25

Inspector/Zoning Signature**Date****Item 4.****Cost Recovery Certificate and Agreement**

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION**PROJECT NAME***

Whitewater Middle School Monument Sign

PROJECT LOCATION*

401 S Elizabeth St. Whitewater, WI., 53190

APPLICANT INFORMATION**NAME***

Kevin Cook

MAILING (BILLING) ADDRESS*

1221 Venture Dr. Suite 1, Janesville WI., 53546

PHONE*

608.754.6338

EMAIL ADDRESS*

kcook@jnbsigns.com

ATTORNEY INFORMATION

NAME

N/A

PHONE

N/A

EMAIL ADDRESS

N/A

SIGNATURE OF APPLICANT*

Kevin E. Cook

DATE*

1/3/25

Note to Applicant: The City Engineer, Attorney and other City professionals and staff, if requested by the City to review your request, will be billed for their time at an hourly rate which is adjusted from time to time by agreement with the City. Please inquire as to the current hourly rate you can expect from this work. In addition to these rates, you will be asked to reimburse the City for those additional costs set forth in 19.74.10 and 16.04.270 of the Municipal Code.

RATES

City Administration Hourly Rate Shall Not Exceed

Director of Economic Development: Taylor Zeinert \$56.55

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blitch \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$36.63

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Harrison, Williams & McDonell, LLP

Attorney Jonathan McDonell \$255.00

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

**Building Inspector Date
Received**

Review by

**Zoning Administrator Date
Received**

Reviewed by

Occupancy Classification

**Occupancy Classification
Surrounding Units**

Zoning of Property

Use Permitted

- ☐ By Right
☐ By CUP
☐ PC Approval
 Required

Item 4.

Approval

☐ Approved

☐ Denied

Date

Approval

☐ Approved

☐ Denied

Date

Public Works
Approval

☐ Approved

☐ Denied

Date

City Engineer
Approval

☐ Approved

☐ Denied

Date

Police Department

☐ Approved

☐ Denied

Date

Fire Department
Approval

☐ Approved

☐ Denied

Date



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 10th day of February, 2025 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for an Electronic Message Monument Sign to be located at 401 S Elizabeth Street. Tax Parcel Id # /WUP 00215 for Whitewater Middle School.

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

JIAN GUO
YILIN ZHANG
1205 W COURT ST
WHITEWATER, WI 53190

MARK BROMLEY
PATRICIA BROMLEY
W5838 GREENING RD
WHITEWATER, WI 53190-9000

JAMES A FUERSTENBERG
I LOUISE FUERSTENBERG
1214 W COURT ST
WHITEWATER, WI 53190

JLB REAL ESTATE LLC
841 E MILWAUKEE ST
WHITEWATER, WI 53190-9000

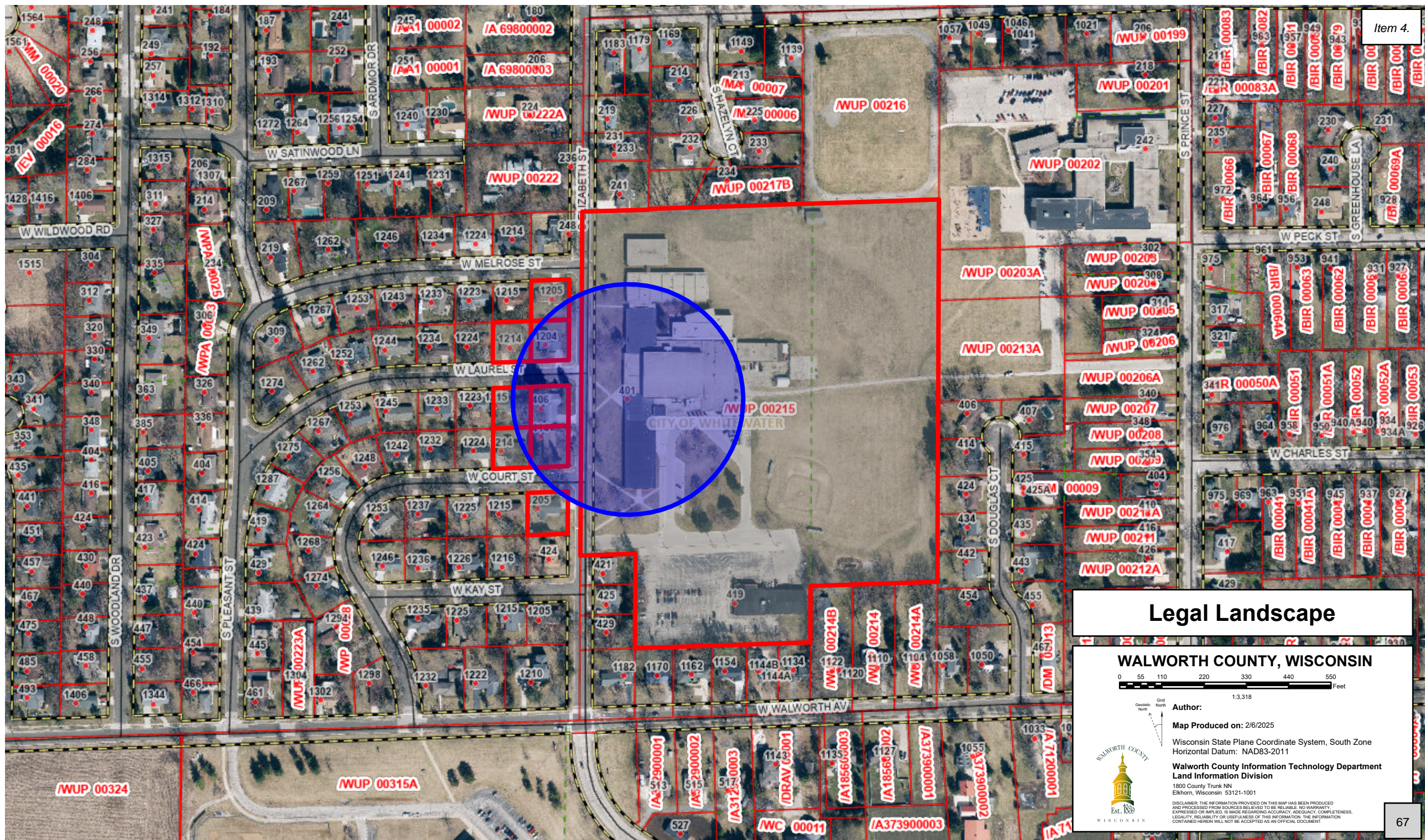
JON F ERICKSON
406 S ELIZABETH ST
WHITEWATER, WI 53190

GENEVIEVE BROWN TRUST
1204 W LAUREL ST
WHITEWATER, WI 53190-9000

SCOTT ROHDE
1214 W LAUREL ST
WHITEWATER, WI 53190-9000

PERRY D MOYER
DOROTHY A MOYER
1205 W MELROSE ST
WHITEWATER, WI 53190-9000

JT SCHOOL DIST #1 CITY OF WHITEWATER
WHITEWATER, WI 53190



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: February 10, 2025

Re: Conditional Use Permit Request

Summary of Request	
Requested Approvals:	Conditional Use Permit
Location:	Greenway Court Lot 2 /A444200003
Current Land Use:	Vacant
Proposed Land Use:	Contractor Shops
Current Zoning:	Technology Park
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Technology Park

Staff Review

The applicant is requesting a Conditional Use Permit for the construction of 4 contractor shops/buildings for business or storage purposes located on a lot that is currently vacant within the technology park. The parcel more precisely identified as /A444200003, is approximately 7.56 acres or 331,601 S.F. Each shop would be comprised of an office space, restroom, and workspace area. Additionally, each shop would have 2 regular parking spaces and one ADA compliant space.



Per Section 19.38.040 this type of use within the technology park shall require conditional use approval.

Per Section 19.38.070 the proposed use meets all setback and yard requirements.

Per Section 19.38.110 there are several design standards within the technology park that should be met or considered:

1. Building placement. The position of buildings and parking on all lots shall be in general accordance with Exhibit A (Whitewater University Technology Park, Lot Standards & Conceptual Site Configurations), except where an alternative arrangement will be more in keeping with the limitations and opportunities of the lot, with pre-existing development on adjacent lots, with the actual lot configurations that may be created or adjusted over time, or with any combination. ***The proposed development meets this requirement.***

2. Building Design and Materials. All buildings shall be sited, designed, and constructed in such manner as to provide an aesthetically pleasing development, emphasizing building styles, designs, and materials that are modern or contemporary in nature; that reinforce a technology park theme, and that promote sustainability, energy efficiency, and environmental responsibility. Buildings shall be designed for compatibility with adjoining structures within the district,

especially as it relates to rooflines and building materials. Permitted materials shall include masonry, concrete, stone, exterior insulation and finishing system (EIFS), dry-vit, glass, and decorative architectural grade metal as a design detail, except where other quality materials are also allowed during plan review. No building shall be designed with long, uninterrupted, horizontal blank walls facing any public right-of-way or public park. The primary entrance of the building shall face or be visible from the public right-of-way that provides principal access to the lot. ***The proposed development shows four buildings all being constructed with commercial grade metal siding. The proposed development does not meet the building design criteria, as the buildings are being constructed with horizontal blank walls facing two right-of ways. It is recommended that the building design be amended to include a different siding style, façade style, or an added ornamental feature such as brick or masonry to be consistent with the requirements of the ordinance as well as adjacent properties, and match the aesthetic of the surrounding area.***

3. Accessory Buildings. Accessory buildings and ancillary structures such as fences, walls, and dumpster enclosures shall be designed to be architecturally compatible with the principal building on the lot. ***Dumpster placement and necessary enclosures are not shown on the current site plan, and should be added.***

4. Accessory Off-Street Parking and Loading. Accessory off-street parking lots, loading berths, and access driveways shall be located, designed and improved so as to provide for safe and convenient access from adjoining streets, safe and convenient circulation within the site, and an aesthetically pleasing site design. Parking lots and access driveways shall be designed and located so that such facilities do not provide a direct unlandscaped view from the street to the parking lot or access driveway. ***The proposed development meets this requirement. However, historically the City of Whitewater has determined that gravel parking and storage areas are not the best practice, or a preferred surface. The Plan Commission should determine if the gravel parking area in the rear of the buildings is acceptable. The City Planner recommends asphalt or concrete to be consistent with the intent of the technology park design standards.***

5. Landscaping and Site Development. To provide a park-like setting, all lots shall be landscaped, including the provision of canopy-type shade trees. When adjacent, connected, or within thirty feet of an environmental corridor or environmental corridor buffer, all existing mature, healthy trees shall be retained and protected, where possible, during construction as per city of Whitewater forestry guidelines. All land areas not covered by buildings, structures, storage areas, parking lots, loading areas and driveways shall be landscaped and maintained. Landscaping shall mean decorative plazas, mounds, environmental preserves, enhancements of wetlands, stormwater features designed as landscape enhancements, features incorporated into the landscape for the purpose of improving sustainability of the site, pools or the planting of grass, shrubs, trees and other plant materials or other comparable surface cover. Use of bioswales, rain gardens, prairie plantings in lieu of lawn, and native planting solutions are encouraged. Decorative berms with organic shapes are encouraged, rather than more rigid,

angular, or straight berm designs. Wherever possible, ponds, wetlands, and/or storm water detention and/or retention basins should be intentionally designed to provide an aesthetic element to the site. ***The proposed development does meet all landscaping requirements and has provided a landscape plan.***

PLANTING SCHEDULE

<u>TYPE</u>	<u>DESCRIPTION</u>	<u>PLANTING SIZE</u>	<u>MATURE SIZE</u>	<u>QUANTITY</u>
A	FREEMAN MAPLE	2" CAL	30' DIA	9
B	CHINKAPIN OAK	2" CAL	30' DIA	8
C	ARBOR VITAE 'PYRAMIDAL'	3-4"H	6' DIA	8
D	JUNIPER 'PITZER'	18-24"H	4' DIA	12
E	TAXUS 'TAUNTONI'	18-24"H	4' DIA	12
F	DWARF SPIREA 'FROEBELI'	15-18"H	3' DIA	12

6. Lighting. Exterior lighting shall be designed to provide uniform illumination with low glare. All exterior lights shall be full cut-off, dark-sky compliant fixtures. Parking lot and driveway fixtures shall not exceed thirty feet in height. Pedestrian pathway lights shall not exceed fifteen feet in height. LED or equivalent low-energy lighting is preferred on all external lighting fixtures. Electrical reflectors, spotlights, floodlights, and other sources of illumination may be used to illuminate buildings, landscaping, signs, and parking and loading areas on any site, but only if they are equipped with lenses or other devices which concentrate the illumination upon such buildings, landscaping, street graphics, and parking and loading areas. All lighting shall be directed away from residences and public rights-of-way and other public lands. All lighting shall be in compliance with Section 19.57.150. ***The proposed development meets this requirement, however it should be noted that pole fixtures shall not exceed the 30 foot height requirement. Currently, the site plan shows there will be pole fixtures in the parking lot areas, but the height is not specified.***

7. Storage Areas. All storage, except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened from adjoining properties and public rights-of-way by an opaque screening wall or fence with such wall or fence not less than six feet nor more than eight feet in height, and no materials stored shall exceed the height of such screening wall or fence. All outside storage areas shall be located to the rear of buildings and shall be limited to not more than five percent of the total lot area. Landscaping shall be required on the outside of the opaque screen wall or fence. No chain link or barbed wire fence shall be allowed. Fences are not permitted between the public street and the front building façade. On corner lots, fences are not permitted between the public street and any building façade. ***Currently the proposed development is not requesting any outdoor storage areas. All storage areas should be in compliance with this requirement.***

8. Signs. All signs shall meet applicable standards in Chapter 19.54, and the specific requirements set forth for the M-1 district in the table contained in Section 19.54.052.

- a. No ground sign shall exceed a maximum height of eight feet and a maximum gross area of forty-eight square feet. All ground signs shall be incorporated in the landscape plan, including the provision of plant materials at the base of such signs.

The proposed development has not yet submitted any plans for signage, however all signage shall meet these requirements.

9. Prohibited Site Uses. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination. To reduce external noise associated with businesses within the Technology Park, a maximum external decibel reading of sixty-five db at the property line must be maintained. ***The proposed development shall always meet the above criteria.***

10. Uses Required to be Enclosed. All business, servicing, or processing shall be conducted within completely enclosed buildings, except for the following:

- a. Off-street parking and off-street loading;
- b. Drive-up service windows for banks and other financial institutions.

The proposed development meets this requirement.

11. Truck Parking. Parking of trucks as an accessory use, when used in the operation of a permitted business, shall be limited to vehicles of not over one and one-half tons of capacity when located within one hundred fifty feet of a residential district boundary line. ***The proposed development shall always meet the above criteria.***

12. Loading Areas. Loading areas and docks shall be secondary elements of any principal building, focused in locations and provided with screening in a manner that minimizes their visibility from public rights-of-way and adjoining properties. Loading areas and docks shall not be permitted in the street yard or along any façade facing a public street area, except that loading docks located at least one hundred fifty feet from the street right-of-way may be permitted and where such loading docks are extensively screened from the public right-of-way. All loading areas and docks shall be screened from view from any public right-of-way through the use of landscaping, berms and walls, or methods otherwise approved under plan review. ***The proposed development does not include any loading areas or docks.***

13. Mechanical Equipment. Mechanical equipment mounted on the roof shall be screened and/or positioned in a method that is architecturally compatible with the building and set back, providing screening from public view. All ground-mounted equipment shall be screened from public areas. *The proposed development shall always meet the above criteria.*

Planner's Recommendations

- 1) Staff recommend that Plan Commission **APPROVE** the Conditional Use Permit for contractor storage shops for the parcel located on Greenway Court, tax key /A444200003 with the following conditions:
 - a. The building design be amended to include a different siding style, façade style, or an added ornamental feature such as brick or masonry to be consistent with the requirements of the ordinance as well as adjacent properties and match the aesthetic of the surrounding area.
 - b. Dumpster placement and necessary enclosures should be added to the site plan, and location shall be approved by the zoning administrator.
 - c. The gravel parking areas be removed from the site plan and replaced with asphalt or concrete.
 - d. All lighting shall comply with the City of Whitewater Ordinances.
 - e. All signage on site shall be approved by the zoning department, and a separate application will be required.
 - f. All zoning and building permits for construction be properly obtained.
 - g. All storage, except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened from adjoining properties and public rights-of-way by an opaque screening wall or fence with such wall or fence not less than six feet nor more than eight feet in height, and no materials stored shall exceed the height of such screening wall or fence. All outside storage areas shall be located to the rear of buildings and shall be limited to not more than five percent of the total lot area. Landscaping shall be required on the outside of the opaque screen wall or fence. No chain link or barbed wire fence shall be allowed. Fences are not permitted between the public street and the front building façade. On corner lots, fences are not permitted between the public street and any building façade.
 - h. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or

night illumination. To reduce external noise associated with businesses within the Technology Park, a maximum external decibel reading of sixty-five db at the property line must be maintained.

- i. Parking of trucks as an accessory use, when used in the operation of a permitted business, shall be limited to vehicles of not over one and one-half tons of capacity when located within one hundred fifty feet of a residential district boundary line.
- j. Mechanical Equipment. Mechanical equipment mounted on the roof shall be screened and/or positioned in a method that is architecturally compatible with the building and set back, providing screening from public view. All ground-mounted equipment shall be screened from public areas.
- k. Landscaping shall be completed to the specifications of the site plan within 30 days after the completion of construction. Any deviation from the site plan shall require additional PARC approval.
- l. Knox box shall be installed on site for each building, and owner and occupants shall work with City of Whitewater Fire Department to ensure compliance with fire code.
- m. Any other stipulations as indicated by the PARC.

GREENWAY COURT CONTRACTOR SHOP BUILDINGS

Lot T3 Greenway Court
Whitewater, WI 53190

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

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY NOT
FOR CONSTRUCTION

DRAWING INDEX:

- SP-1 SITE PLAN, DRAWING INDEX
SP-2 SITE LIGHTING PLAN
BUILDING 1
A-1 MAIN FLOOR PLAN
A-2 ROOF PLAN
A-3 ELEVATIONS
A-4 ELEVATIONS
BUILDINGS 2,3,4
A-5 MAIN FLOOR PLAN
A-6 ROOF PLAN
A-7 ELEVATIONS
A-8 ELEVATIONS

PROJECT DESCRIPTION:

PROPOSED CONTRACTOR SHOP BUILDINGS.

BUILDING INFORMATION:

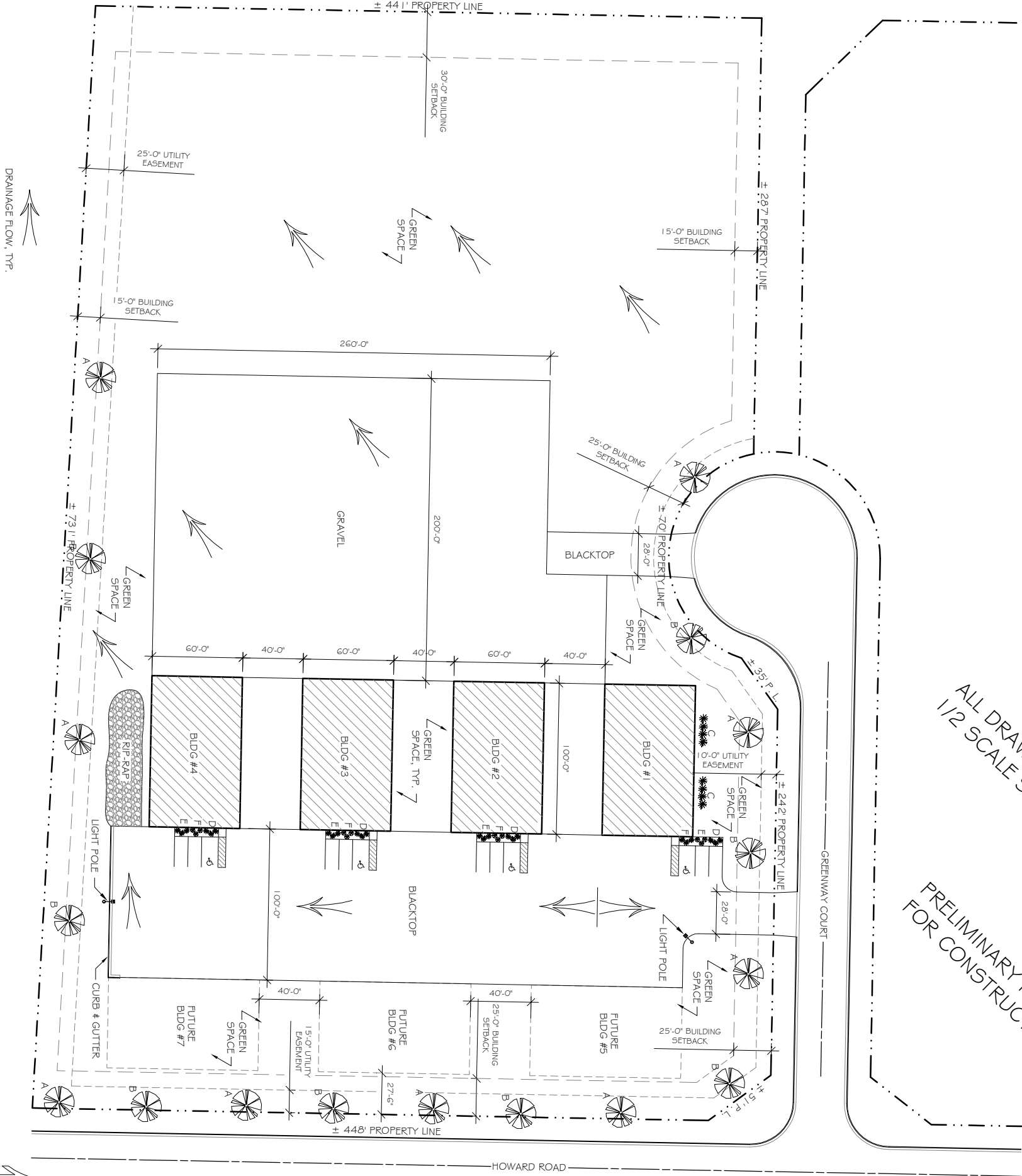
- CONSTRUCTION TYPE: VB
MAIN FLOOR: 6,000 S.F.
NO. OF FLOORS: 1
OCCUPANCY GROUP: S-1/B
SPRINKLERED: NONE
SOIL BEARING: 2,000 PSF ASSUMED
BUILDING CODE: IBC 2015
RISK CATEGORY: TABLE 1604.5 II

SITE INFORMATION:

- SITE AREA: 331,601 S.F. (0.00 ACRE)
BUILDING FOOTPRINT AREA: 24,000 S.F. (7.4%)
PAVEMENT AREA: 42,185 S.F. (12.7%)
GRAVEL AREA: 54,890 S.F. (16.5%)
GREEN SPACE AREA: 210,536 S.F. (63.4%)

PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY
A	FREEMAN MAPLE	2" CAL	30" DIA	9
B	CHINKAPIN OAK	2" CAL	30" DIA	8
C	ARBOR VITAE PYRAMIDAL	3-4H	G DIA	8
D	JUNIFER PRITZER	18-24H	4" DIA	12
E	TAXUS TRAULTONII	18-24H	4" DIA	12
F	DWARF SPIREA FROEBELII	15-18H	3" DIA	12



1/2
SP-1

LANDSCAPE SCHEDULE

SCALE: N.T.S.
2024/TANIS WHITEWATER/DRAWINGS.DWG
DATE: OCTOBER 23, 2024

20
SP-1

SITE PLAN

SCALE: 1" = 40'-0"
2024/TANIS WHITEWATER/DRAWINGS.DWG
DATE: OCTOBER 23, 2024

GREENWAY COURT
CONTRACTOR SHOP BUILDINGS
Lot T3 Greenway Court
Whitewater, WI 53190

the Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

DRAWING NAMES

- SITE PLAN
LANDSCAPE SCHEDULE

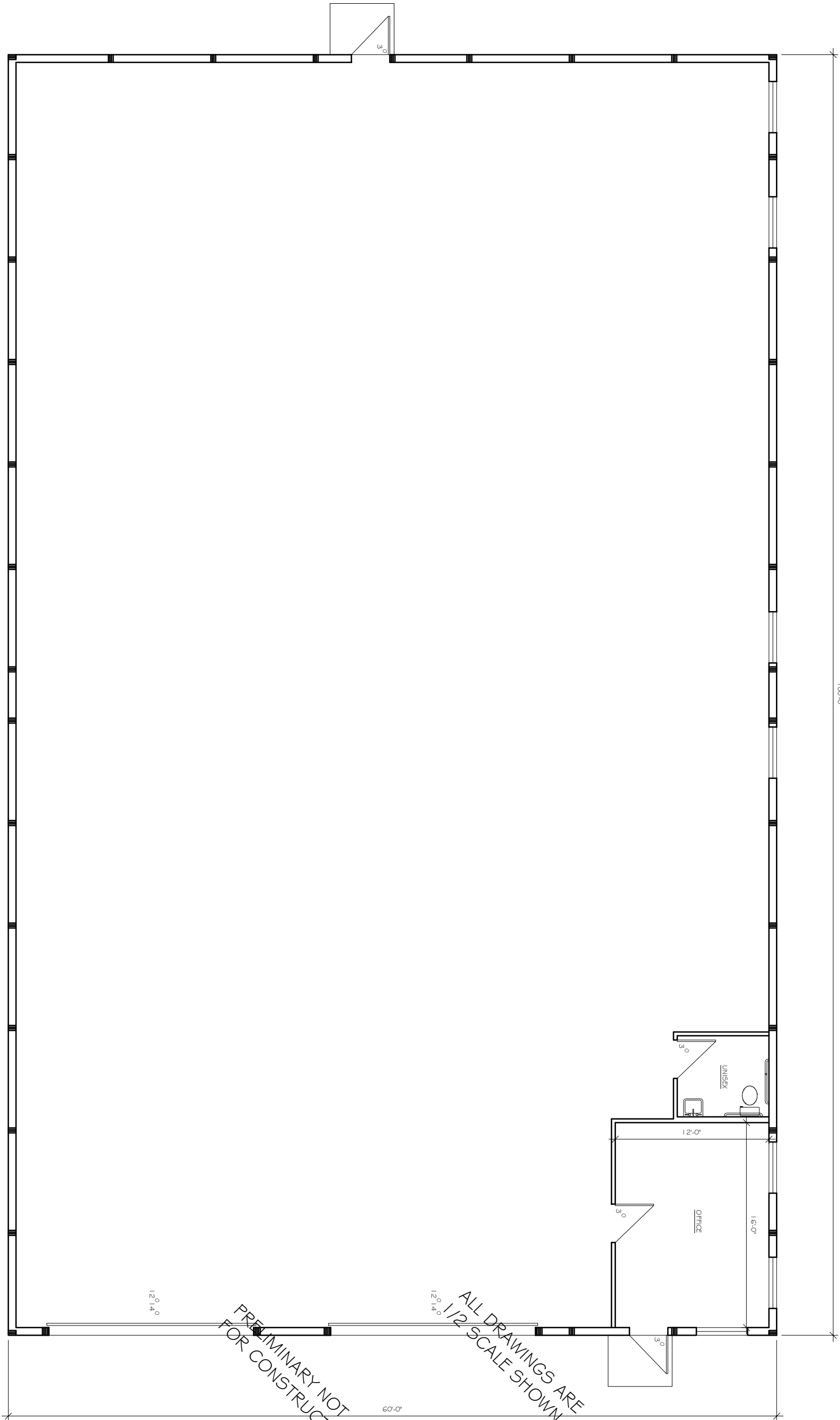
REVISIONS

PROJECT DATA

- DATE: 1/3/2025
DRAWN BY: CL
CHECKED BY: P.W.
SHEET NO.

SP-1

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



the Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

GREENWAY COURT
CONTRACTOR SHOP BUILDING I
Lot T3 Greenway Court
Whitewater, WI 53190

DRAWING NAMES

MAIN FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 1/3/2025

DRAWN BY: CL

CHECKED BY: P.W.

SHEET NO.

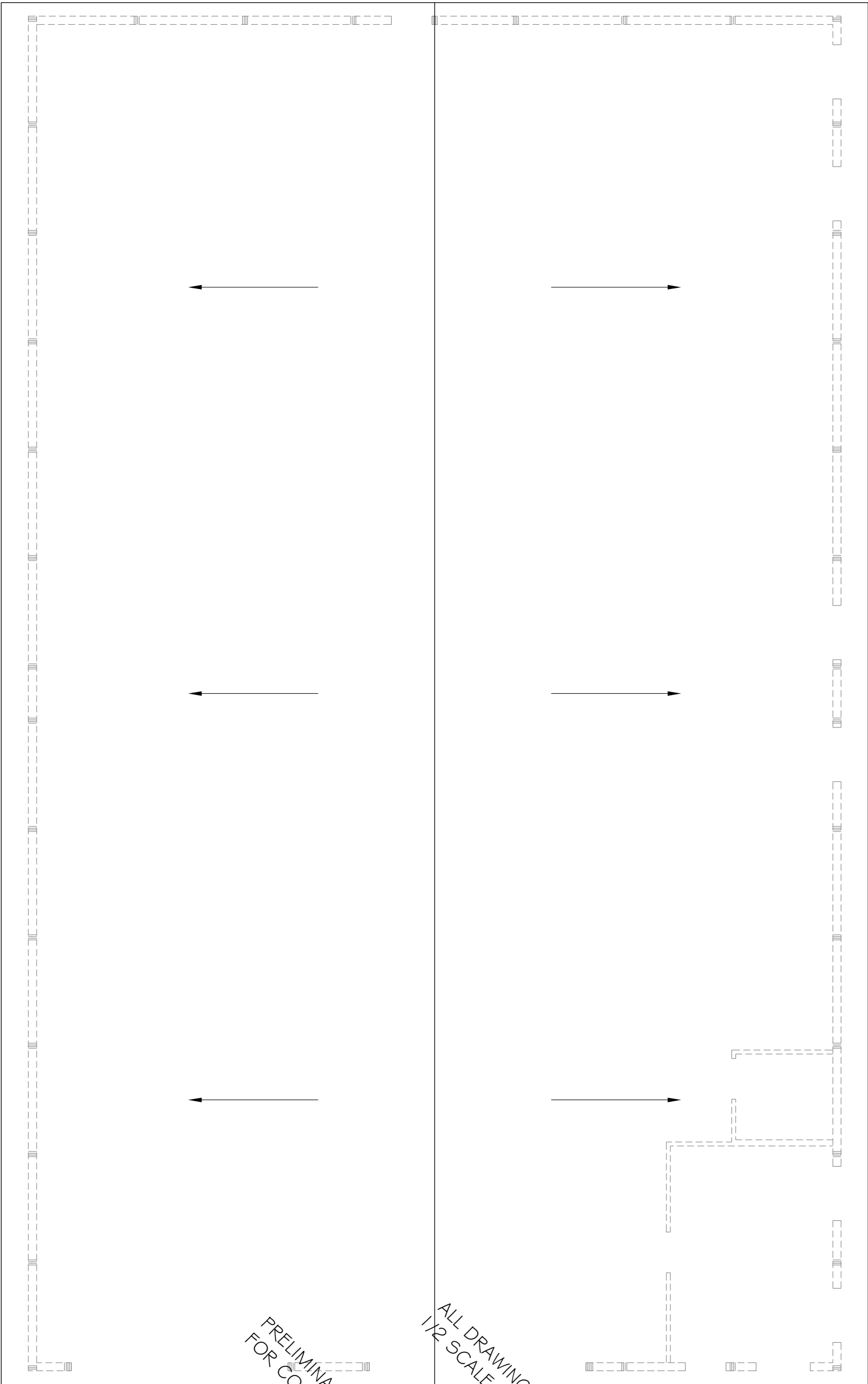
A-1

MAIN FLOOR PLAN

20
A1

SCALE: 1/4" = 1'-0"
2024/TANIS WHITEWATER/DRAWINGS.DWG
DATE: OCTOBER 23, 2024

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



PRELIMINARY NOT FOR CONSTRUCTION

ALL DRAWINGS ARE 1/2 SCALE SHOWN

the Design Alliance Architects, Inc.

1003 Madison Avenue Fort Atkinson, WI (920) 563-3404

GREENWAY COURT
CONTRACTOR SHOP BUILDING I
Lot T3 Greenway Court
Whitewater, WI 53190

DRAWING NAMES

ROOF PLAN

REVISIONS

PROJECT DATA

DATE: 1/31/2025

DRAWN BY: CL

CHECKED BY: P.W.

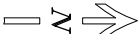
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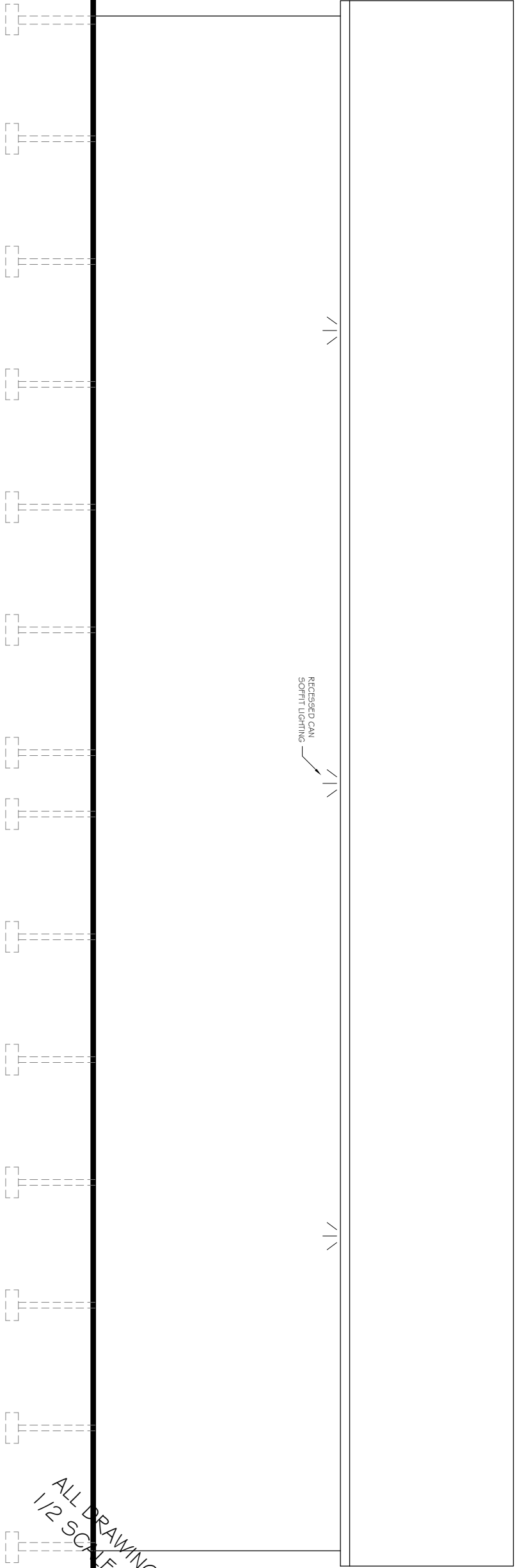
A-2

ROOF PLAN

20

SCALE: 1/4" = 1'-0"
202417RANIS WHITEWATER.DWG
DATE: OCTOBER 23, 2024



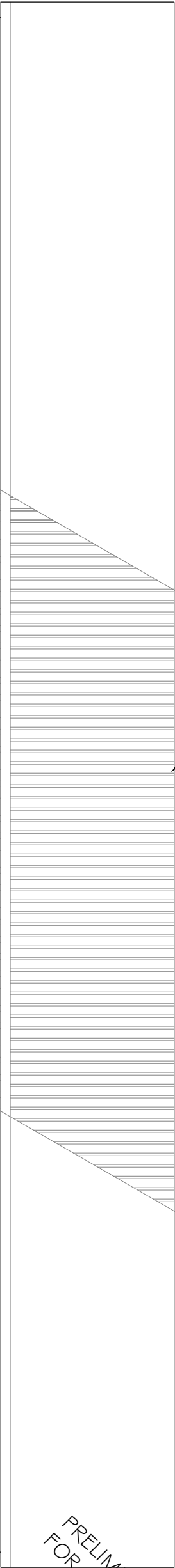


SOUTH ELEVATION

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

10
A3

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2024/7/RAIS WHITEWATER/RYN-DRAWINGS.DWG
DATE: OCTOBER 23, 2024



NORTH ELEVATION

CORRUGATED STEEL
SIDING - LIGHT BLUE

RECESSED CAN
SOFFIT LIGHTING

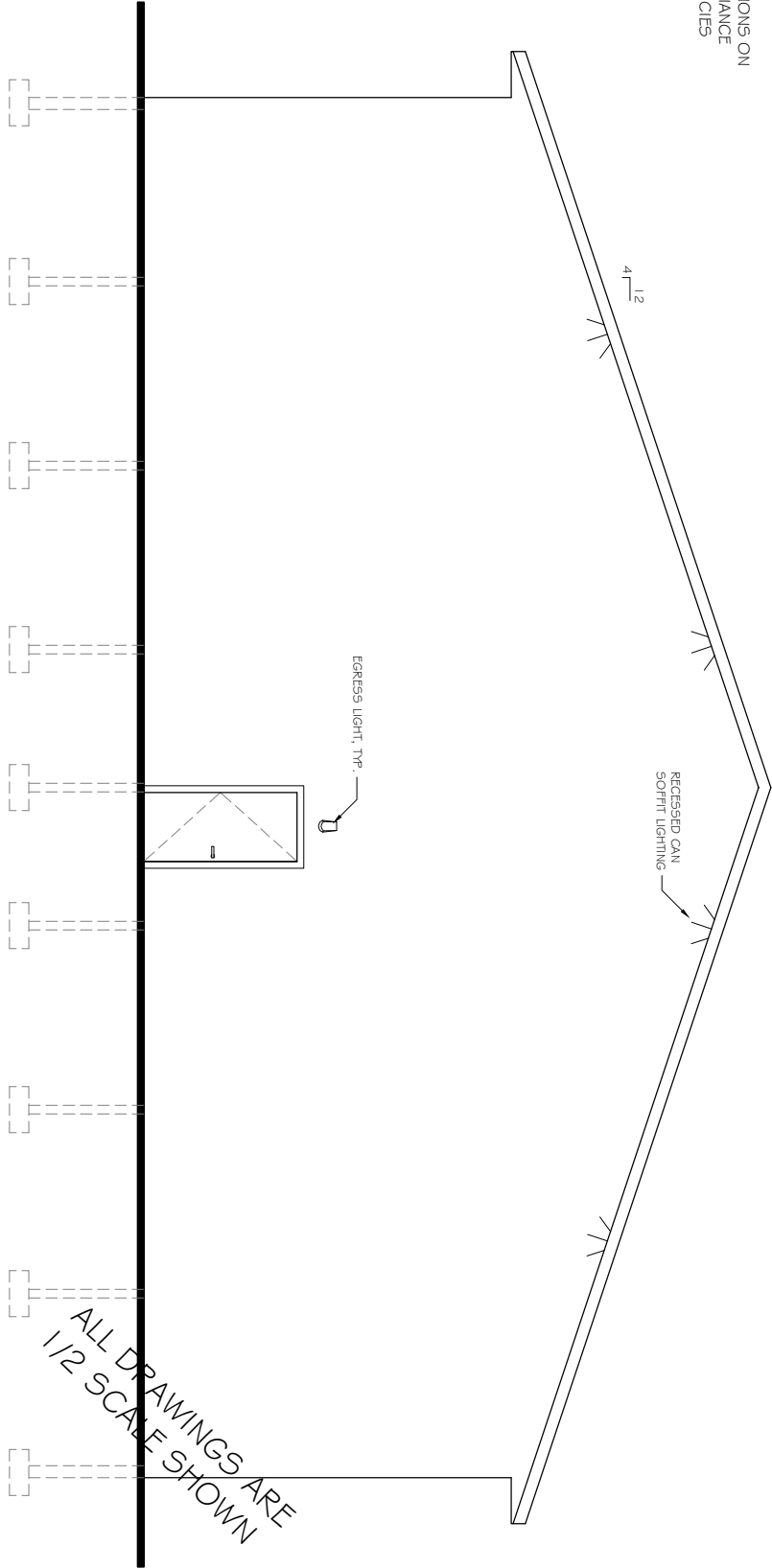
CORRUGATED STEEL ROOF -
CHARCOAL GRAY

PRELIMINARY NOT
FOR CONSTRUCTION

20
A3

NORTH ELEVATION
SCALE: 1/4" = 1'-0"
2024/7/RAIS WHITEWATER/RYN-DRAWINGS.DWG
DATE: OCTOBER 23, 2024

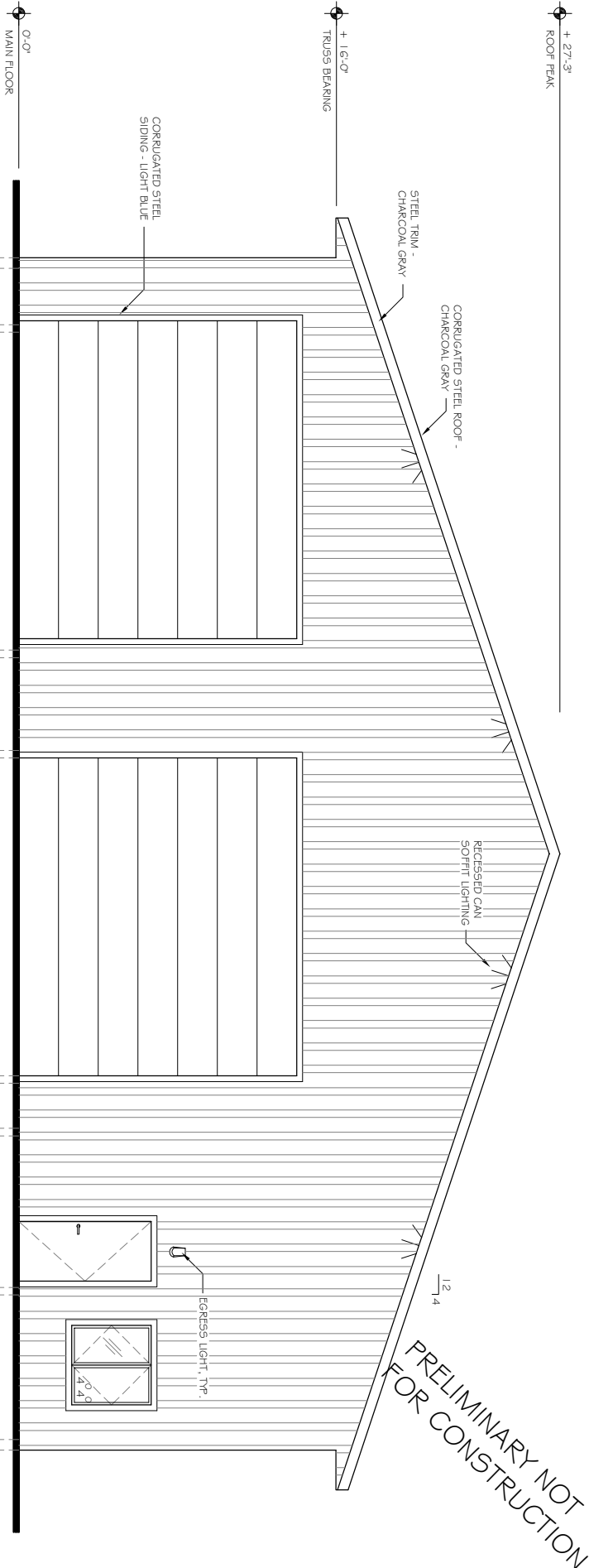
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



WEST ELEVATION

10
A4

SCALE: 1/4" = 1'-0"
2024/7/ANIS WHITEWATER/INTV-DRAWINGS.DWG
DATE: OCTOBER 23, 2024

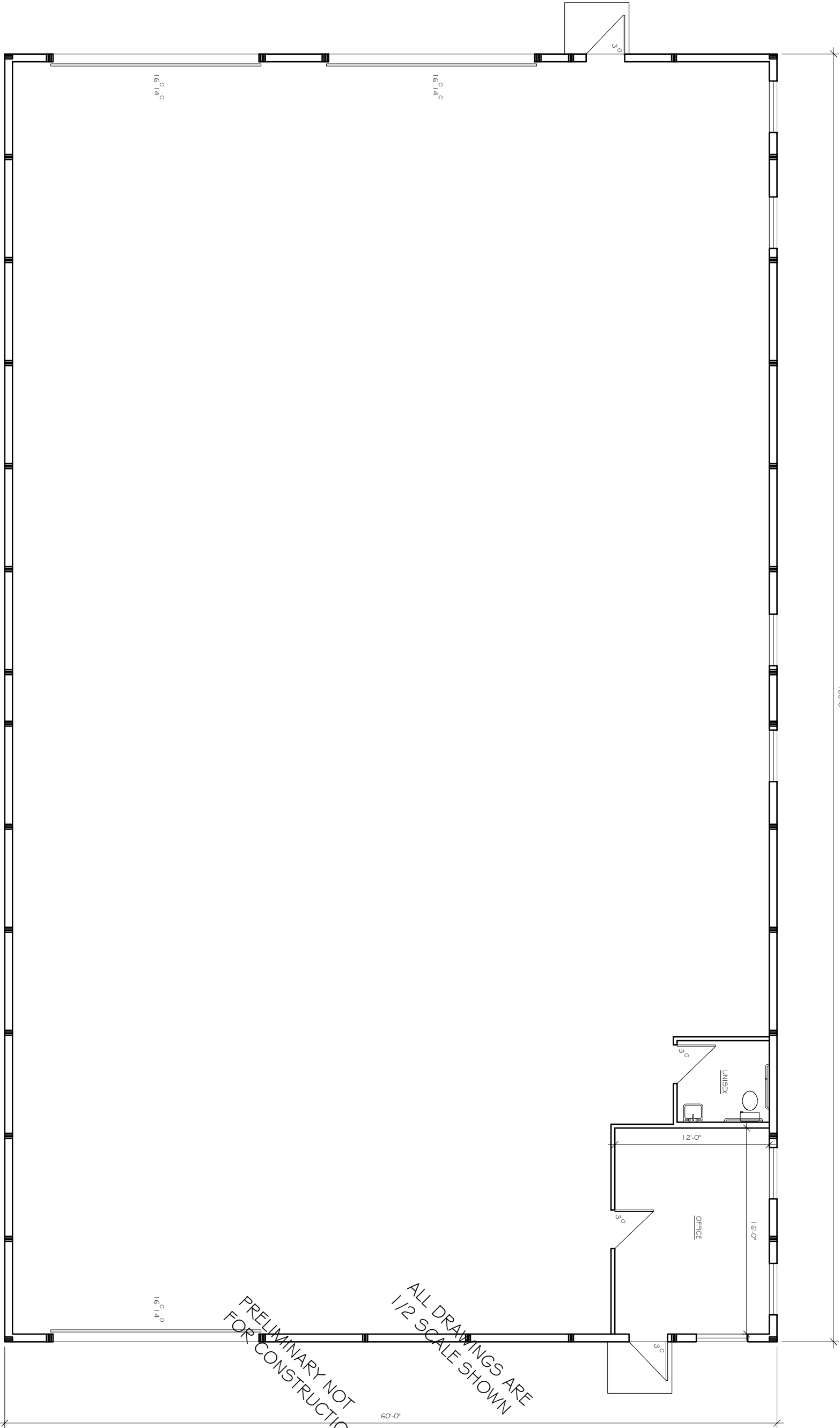


EAST ELEVATION

20
A4

SCALE: 1/4" = 1'-0"
2024/7/ANIS WHITEWATER/INTV-DRAWINGS.DWG
DATE: OCTOBER 23, 2024

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



ALL DRAWINGS ARE
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PRELIMINARY NOT
FOR CONSTRUCTION

the Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

GREENWAY COURT
CONTRACTOR SHOP BUILDINGS 2,3,4
Lot T3 Greenway Court
Whitewater, WI 53190

DRAWING NAMES

MAIN FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 1/31/2025

DRAWN BY: CL

CHECKED BY: P.W.

SHEET NO.

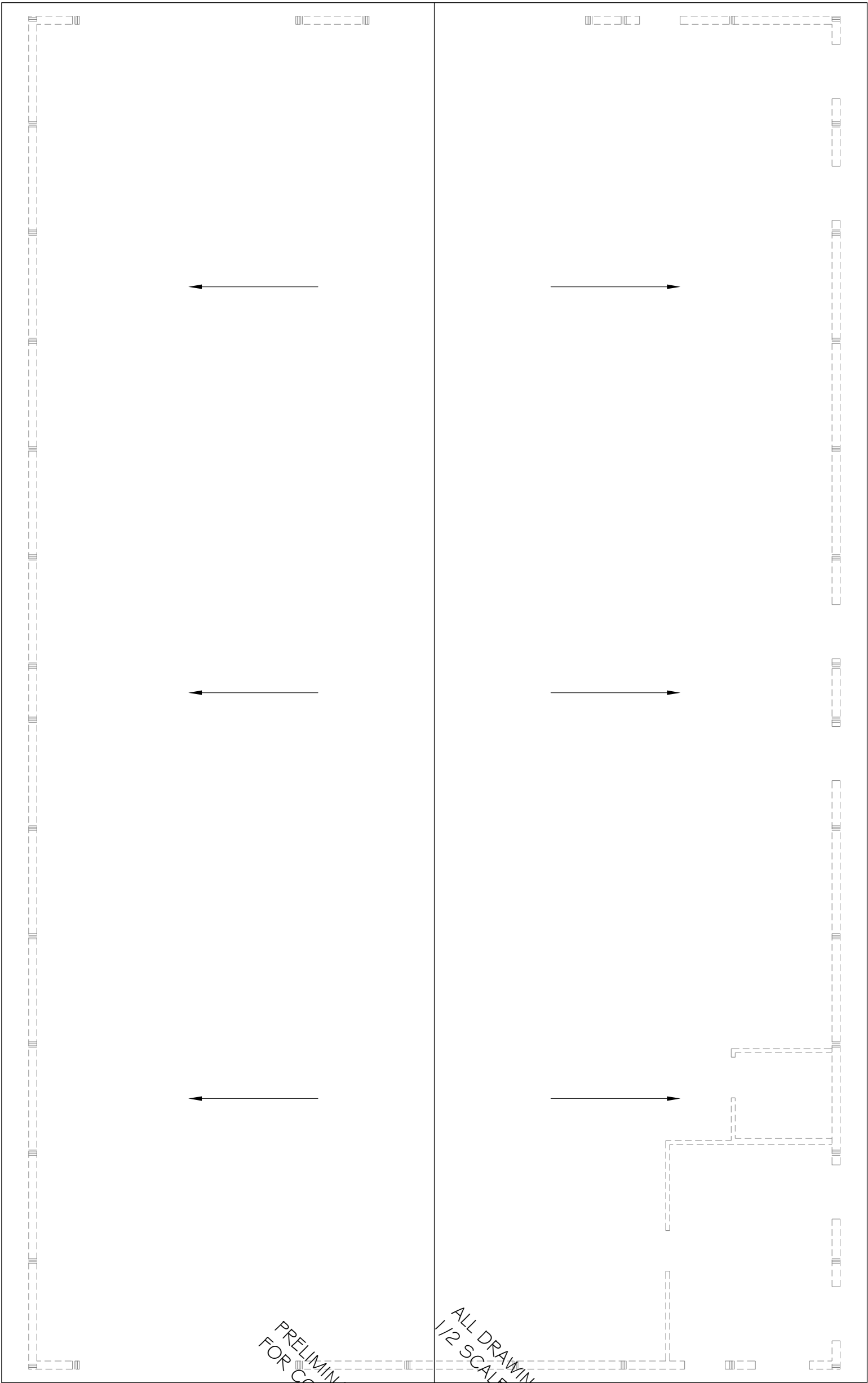
A-5

MAIN FLOOR PLAN

20
AS

SCALE: 1/4" = 1'-0"
202417A15 WHITWATER.DWG
DATE: OCTOBER 23, 2024

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



PRELIMINARY NOT FOR CONSTRUCTION

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Fort Atkinson, WI

(920) 563-3404

GREENWAY COURT
CONTRACTOR SHOP BUILDINGS 2,3,4
Lot T3 Greenway Court
Whitewater, WI 53190

DRAWING NAMES

ROOF PLAN

REVISIONS

PROJECT DATA

DATE: 1/3/2025

DRAWN BY: CL

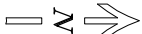
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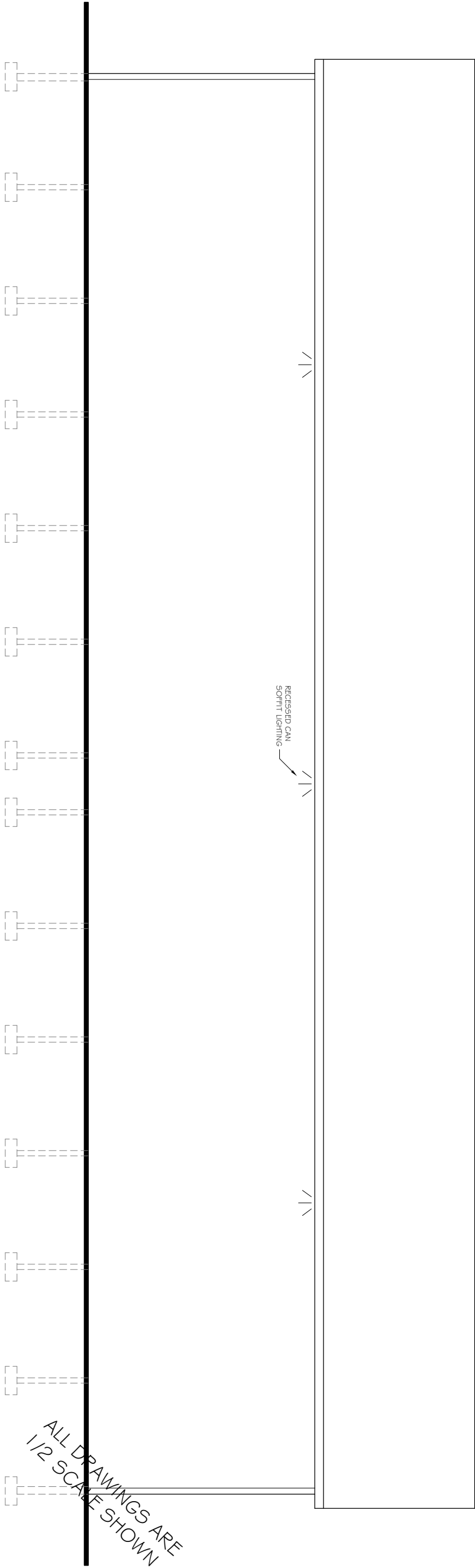
A-6

ROOF PLAN

SCALE: 1/4" = 1'-0"
202417R1S WHITEWATER-DRAWINGS.DWG
DATE: OCTOBER 23, 2024



20
A6



SOUTH ELEVATION

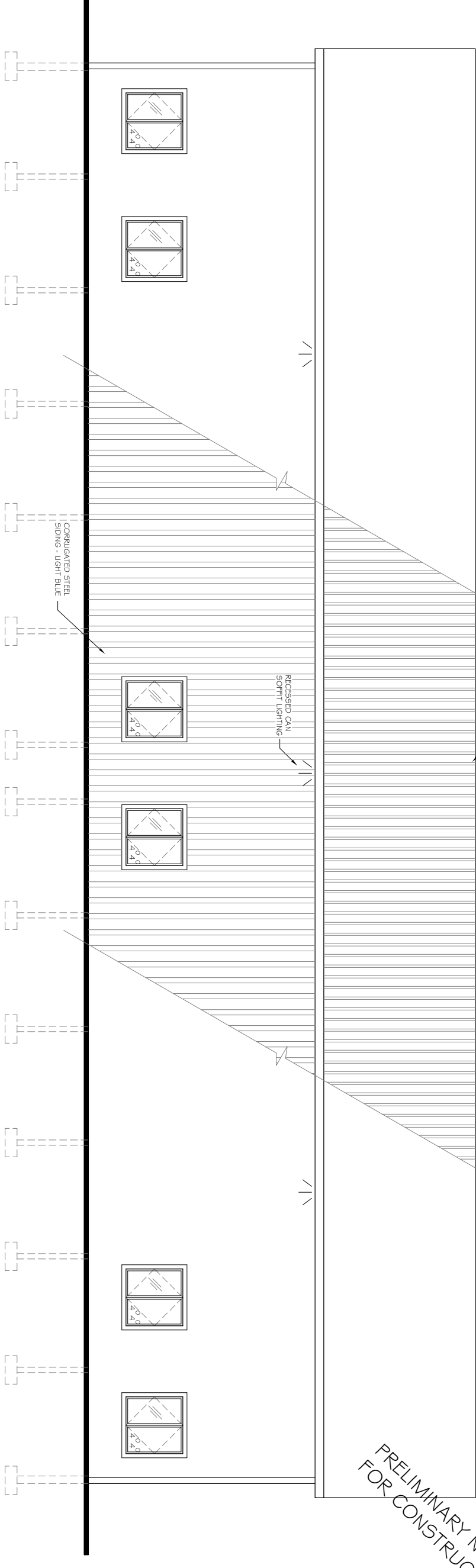
10
A7

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2024/7/ANIS WHITEWATER/WHITEWATER-DRAWINGS.DWG
DATE: OCTOBER 23, 2024

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

CORRUGATED STEEL ROOF - CHARCOAL GRAY

PRELIMINARY NOT FOR CONSTRUCTION



NORTH ELEVATION

20
A7

NORTH ELEVATION
SCALE: 1/4" = 1'-0"
2024/7/ANIS WHITEWATER/WHITEWATER-DRAWINGS.DWG
DATE: OCTOBER 23, 2024

1003 Madison Avenue
Fort Atkinson, WI

theDesignAlliance

Architects, Inc.

(920) 563-3404

GREENWAY COURT
CONTRACTOR SHOP BUILDINGS 2,3,4
Lot T3 Greenway Court
Whitewater, WI 53190

DRAWING NAMES

ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 7/3/2025

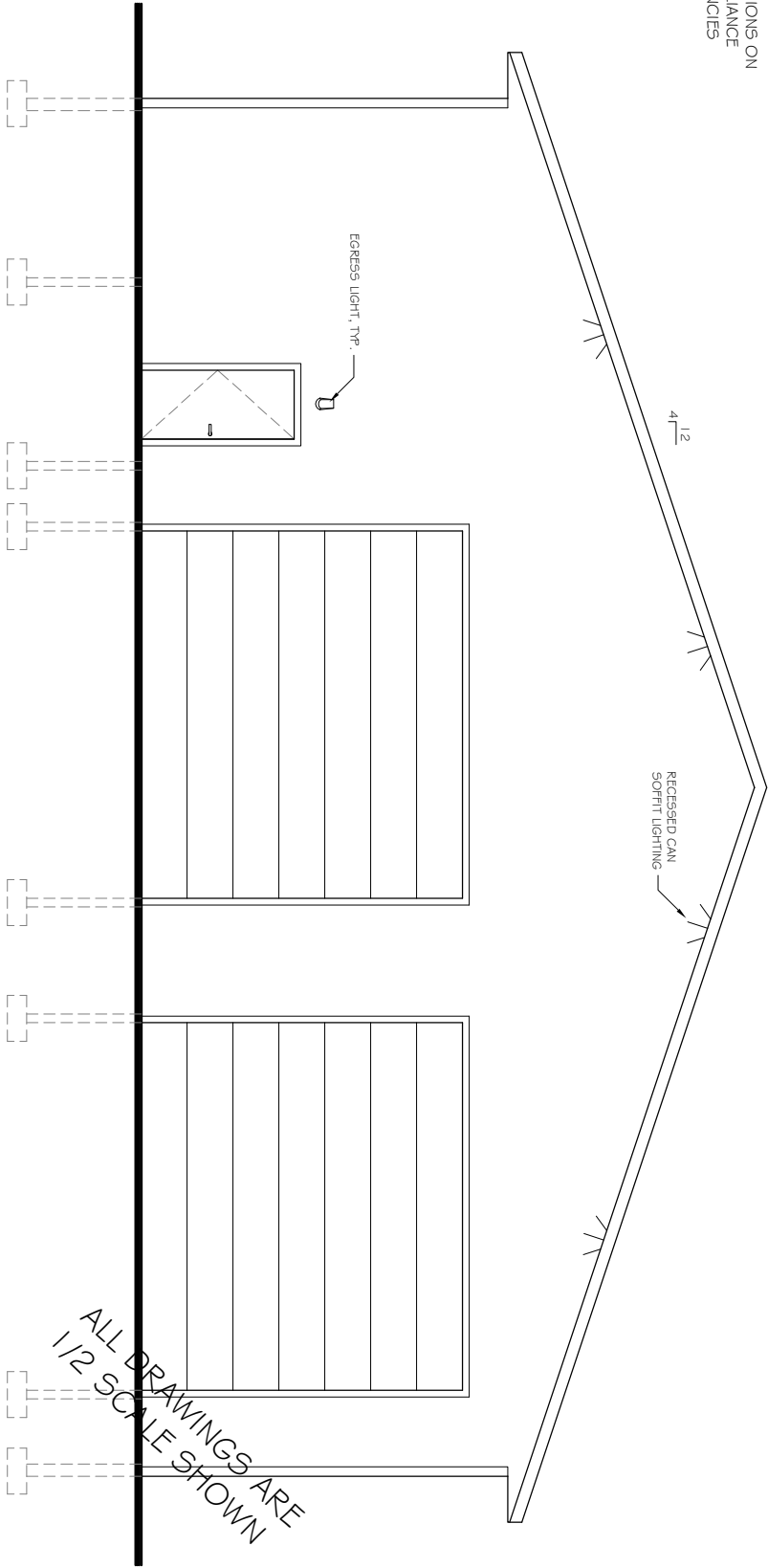
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CHECKED BY: P.W.

SHEET NO.

A-7

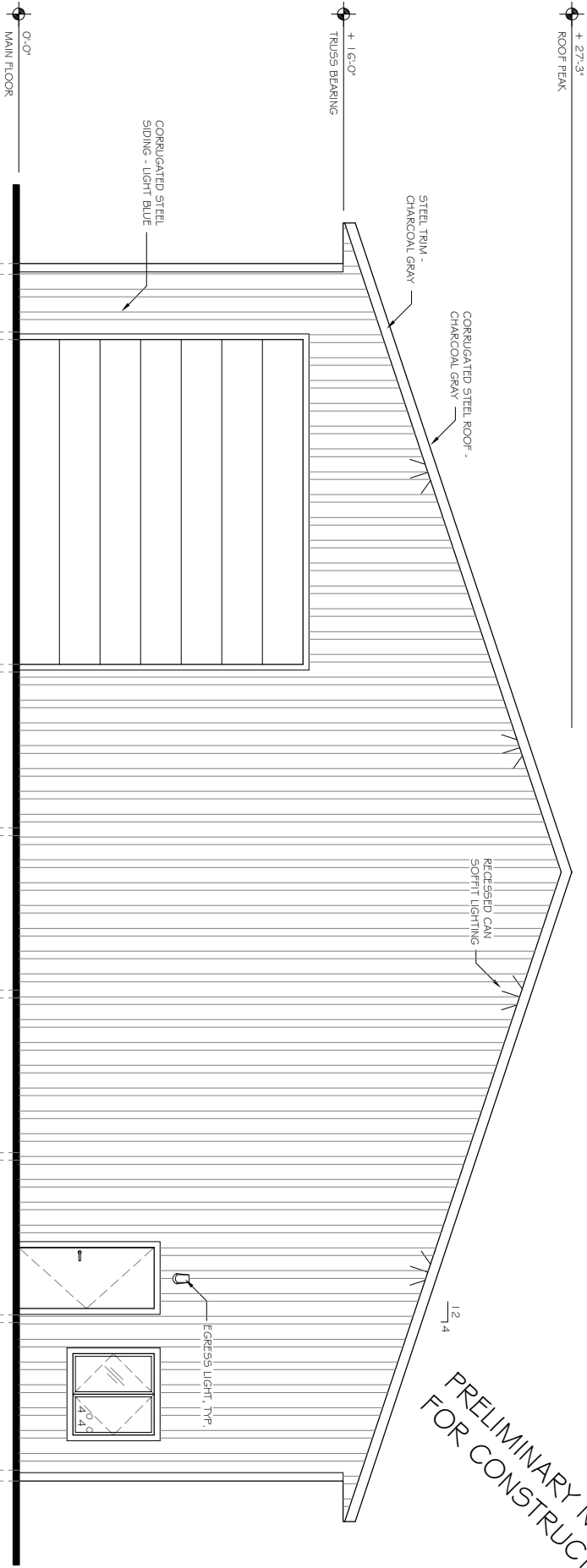
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



WEST ELEVATION

10
A8

SCALE: 1/4" = 1'-0"
2024/TA/IS WHITEWATER/PR/INTV-DRAWINGS.DWG
DATE: OCTOBER 23, 2024



EAST ELEVATION

20
A8

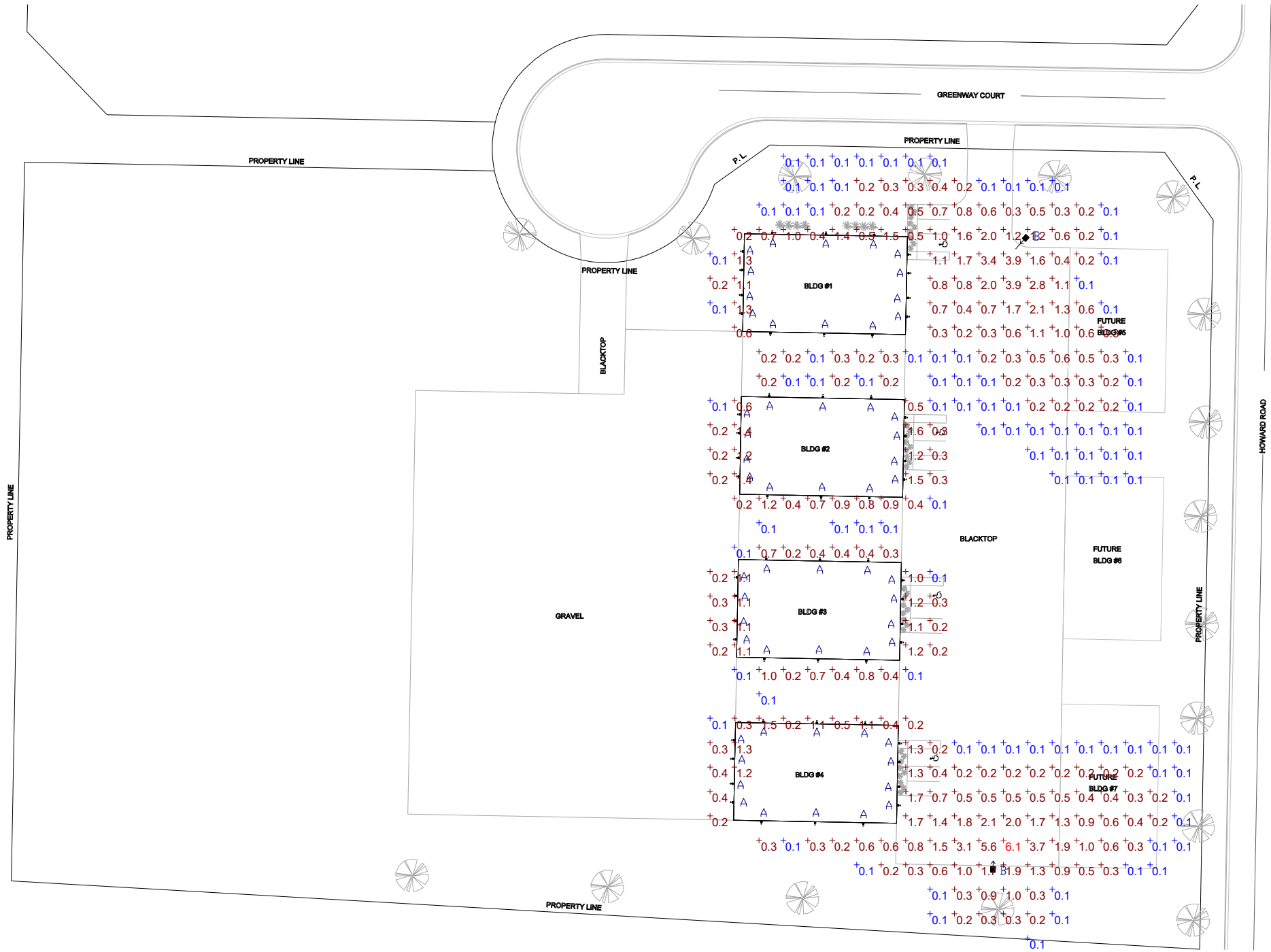
SCALE: 1/4" = 1'-0"
2024/TA/IS WHITEWATER/PR/INTV-DRAWINGS.DWG
DATE: OCTOBER 23, 2024

PRELIMINARY NOT
FOR CONSTRUCTION

the Design Alliance Architects, Inc. 1003 Madison Avenue Fort Atkinson, WI (920) 563-3404			GREENWAY COURT CONTRACTOR SHOP BUILDINGS 2,3,4 Lot T3 Greenway Court Whitewater, WI 53190		
DRAWING NAMES			ELEVATIONS		
REVISIONS			PROJECT DATA		
DATE: 1/3/2025			DRAWN BY: CL		
CHECKED BY: P.W.			SHEET NO.		
A-8					

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
⤴ ○	A	56	Lithonia Lighting	LDN6 27/05 LO6AR LD	6IN LDN, 2700K, 500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	1	449	0.87	5.83
⤴ ◻	B	2	Lithonia Lighting	DSX2 LED P1 27K 80CRI AFR	D-Series Size 2 Area Luminaire P1 Performance Package 2700K CCT 80 CRI Automotive Front Row	1	17640	0.87	134.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.6 fc	6.1 fc	0.1 fc	61.0:1	6.0:1



SITE LIGHITNG PLAN
Scake: N.T.S.
Date: December 31, 2024

GREENWAY COURT
CONTRACTOR SHOP BUILDINGS
Lot T3 Greenway Court
Whitewater, WI 53190

Designer
CL
Date
12/31/2024
Scale
Not to Scale
Revision No.

Summary



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 10th day of February, 2025 at 6:00 p.m. to hold a public hearing for a Conditional Use permit for Contractor Shops to be located at Greenway Court, Whitewater, WI 53190 for Jonathan Tanis, Tax Parcel Id #'s /A444200003.

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

Print

Conditional Use Permit Application - Submission #1206

Date Submitted: 1/10/2025

City of Whitewater

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

Neighborhood Services

Conditional Use Permit Application

Conditional Use Application Checklist**Applicant**

1. Fill out Planning Request form, Conditional Use Application, Plan of Operation Form and Cost Recovery Certificate and Agreement. Twelve (12) copies 11 x 17, a digital copy of all submittal material:

- Application Forms
- Landscaping plan indicating location, type and size of materials (Please review Landscaping Guidelines)
- Stormwater and Erosion Control Applications (if necessary)
- Lighting (Photometric) Plan
- Add any other material you feel are pertinent

2. Application shall include the following Plan requirements:

- All plans shall be drawn to scale and show all sides of the proposed building.
- All plans will exhibit proposed/existing off-street parking stalls and driveway/loading docks.
- Building elevations must include the lot on which the structure is to be built and the street (s) adjacent to the lot.

3. Submit fee to City of Whitewater

City Building Inspector/Zoning Administrator

1. Review application for accuracy and all required information
2. Staff will review information for conformance to Ordinances
3. Engineer will review Stormwater and Erosion Control Plans
4. Landscaping Plan will be reviewed by Urban Forestry Commission
5. When application is complete and approved by all Staff it will then be forwarded to Neighborhood Services Administrative Assistant

Neighborhood Services Administrative Assistant

1. Conditional Use notice will be published in the local newspaper for two-week period with a one week waiting period for a total of three weeks prior to scheduled public hearing
2. Conditional Use notice will be mailed to property owners that abut the property and those that are within 300 feet minimum/and or further distance at the discretion of the zoning administrator from the property
3. Public Hearing for Conditional Use will be scheduled for the next Plan Commission meeting after notice has appeared in the newspaper for two weeks

Process

1. Plan Commission considers applicant's request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the is forwarded as is for the second appearance for approval/denial of the final site plan.

NOTE: Plan Commission normally meets the second Monday of each month at 6:00 p.m. If a public hearing is required, it will be scheduled at the beginning of the Plan Commission meeting.

Item 5.

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

Taylor Zeinert, Economic Director
262-473-0148

tzeinert@whitewater-wi.gov

Llana Dostie, Neighborhood Services Administrative Assistant
262-473-0144

ldostie@whitewater-wi.gov

Allison Schwark, Municipal Code Enforcement
262-249-6701

mcodeenforcement@gmail.com

Site Plan Upload*

TW-DRAWINGS 11x17 1-3-25.pdf

Landscaping Plan Upload

No fi...sen

Lighting Plan Upload

TW-Site Lighting Plan.pdf

MSDS Sheets

No fi...sen

Other Information

No fi...sen

PLANNING REQUEST**General Project Information****Project Tax Key #****Project Address*****Project Title (if any)****Applicant, Agent & Property Owner Information****Applicant's First Name*****Applicant's Last Name*****Address***

City*

Whitewater

State*

WI

Zip Code*

53190

Item 5.

Phone Number*

262-613-5590

Email Address*

tanisconstruction@yahoo.com

Agent Name**Agent Company****Address****City****State****Zip Code****Phone Number****Email Address****Owner First Name (if different from applicant)****Owner Last Name**

Address

Item 5.

City**State****Zip Code****Phone Number****Fax Number****Email Address****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
- ☐ Preliminary Plat \$175.00
- ☐ Final Plat \$225.00
- ☐ Certified Survey Map \$200.00 plus \$10.00 per lot
- ☐ Project Concept Review \$150.00
- ☐ Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Site Plan & Conditional Use \$350.00 plus \$0.05 per sq. ft (Floor Area)
- ☐ Board of Zoning Appeals/Adjustment \$300.00

Will translation services be needed during the Plan Board meeting?*

- ☐ Yes
- ☒ No

If Yes, please specify the language required.**Conditional Use Permit Application**

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

Address and legal description of the subject site*

Lot T3 Greenway Court

Tax Parcel #*

/HAS00048D

Zoning District*

Industrial Park

**Requested Conditional Use***

Contractor Storage

Petitioner's interest in requested Conditional Use Permit*

Owner

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

7 Post frame storage for contractors and hobby storage

Property Owner Signature*

Jonathan Tanis

Owner's Agent Signature*

n/a

Address*

PO Box 538

Address*

n/a

Phone and Email*

262-613-5590 tanisconstruction@yahoo.com

Phone and Email*

n/a

Zoning #

Application Review by**Date****Date Filed****Dates Published****Date Notices Mailed****Plan Commission Recommendation****Date Decision Made****Plan of Operations****Property Information****Tenant Information****Property Tax Key #*****Previous Business Name*****Property Address*****Years in Operation*****Property Owner*****New Business Name*****Owner Mailing Address*****Name of Operator***

City, State and Zip Code*

Whitewater, WI 53190

Operator Mailing Address*

n/a

Item 5.

Owner's Phone #*

262-613-5590

City, State and Zip Code*

n/a

Owner's Email*

tanisconstruction@yahoo.com

Operator's Phoen # and Email *

n/a

New Business Use/Operation Information**Description of Business use or Operations***

Contractor storage

Previous Use of Space*

n/a

Hours of Operations (Weekdays)*

6:00 am to 6:00 pm

Hours of Operations (Weekends)*

6:00 am to 6:00 pm

Total Area Space in Square Feet*

6,000

Toilet Fixtures*

1

Full Time Employees*

?

of Part Time Employees*

?

Customer Seating*

- ☐ Yes
☒ No

Seating Capacity*

n/a

**Total Employee Hours Per Year
(include yourself if self-employed)***

n/a

Sprinkler System*

- ☐ Yes
☒ No

Hazardous/Flammable Chemicals used/stored*

- ☐ Yes (must attach MSDS Sheets)
☒ No

Specified Use of Property and Building(s)

Building A*

Storage

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

- ☐ Odors
- ☐ Smoke
- ☐ Noise
- ☐ Light
- ☐ Vibrations
- ☒ None

Parking**Dimension of parking lot***

Approx 100 x 400

Number of Spaces Available*

16

Parking Lot Construction*

- ☒ Asphalt
- ☐ Concrete

Type of Screening*

- ☐ Fencing
- ☒ Plantings

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

- ☐ Yes
- ☒ No

Signage(Separate Sign Permit Application Needed)

Type (Check all that apply)*

- ☐ Freestanding
- ☐ Monument
- ☐ Projecting
- ☐ Awning/Canopy
- ☐ Electronic Message
- ☐ Pylon
- ☐ Arm/Post
- ☐ Window
- ☐ Mobile/Portable or Banner
- ☐ None
- ☒ Other

If other, what type

on the building

Location of Signs**Entertainment****Is there any type of music in this proposal?***

- ☐ Yes (Separate License from Clerk's Office Required)
- ☒ No

Live *

- ☐ Yes
- ☒ No

When will this be offered to customers*

- ☐ Monday
- ☐ Tuesday
- ☐ Wednesday
- ☐ Thursday
- ☐ Friday
- ☐ Saturday
- ☐ Sunday
- ☒ None

What time(s) will this be offered

n/a

Outdoor Lighting**Type***

Light Posts

Location*

Parking Lot

Utilities**Will you be connected to City Water and Sewer***☒ Yes☐ No**Is there a private well on-site***☐ Yes☒ No**Types of Refuse Disposal***☐ Municipal☒ Private**Approval Date by the Department of Natural Resources of the well for proposed use****Approval Date by the County Health Department for existing septic system****What types of sanitary facilities are to be installed for the proposed operation***

city water and sewer

Surface Water Drainage Facilities (describe or include in site plan)*

n/a

Licenses/Permits

Is a highway access permit needed from the State, County or local Municipality*

- ☐ Yes
☒ No

Is a cigarette license required? (Separate license from Clerk's office)*

- ☐ Yes
☒ No

Is a liquor license required? (Separate license from Clerk's office)*

- ☐ Yes
☒ No

Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans*

- ☐ Yes
☒ No

Permitted Property Use (Please check all that apply)*

- ☐ Single Family Dwelling
- ☐ Two Family Dwelling
- ☐ Modular Home
- ☐ Manufactured Home
- ☐ Second or greater wireless telecommunication facility
- ☐ Home occupations, professional home office for nonretail goods and services no customer access
- ☐ Multi-Family Dwellings
- ☐ Art, Music and School supply stores and galleries
- ☐ Antique, collectible and hobby craft stores
- ☐ Automotive and related parts store, without servicing
- ☐ Hotel and Motels
- ☐ Small appliance repair stores, computer or software sales and service
- ☐ Barbershops/Beauty Parlors
- ☐ Liquor stores without drive-thru facilities
- ☐ Resale Shops
- ☐ Professional and business offices
- ☐ Self-service laundries and dry-cleaning establishments
- ☐ Stationery stores, retail office supply stores
- ☐ Movie theaters
- ☐ Tourist homes and bed and breakfast
- ☐ Bakeries or candy stores with products for sale on premise only
- ☐ Appliance repair stores, including computer sales and service
- ☐ Caterers
- ☐ Post Offices
- ☐ Ice Cream and Cafes
- ☐ Toy stores
- ☒ Agricultural services
- ☐ Banks and other financial institutions without drive-thru facilities
- ☐ Camera and photographic supply stores
- ☐ Clothing, shoe stores and repair shops
- ☐ Clinics medical and dental
- ☐ Department Stores
- ☐ Drug Stores
- ☐ Florist Shops
- ☐ Food and Convenience stores without gasoline pumps
- ☐ Furniture stores
- ☐ Hardware stores
- ☐ Insurance agencies
- ☐ Jewelry stores
- ☐ Meat markets
- ☒ Paint, wallpaper, interior decorating and floor covering stores
- ☐ Restaurants without drive-thru facilities
- ☐ Sporting goods stores

- ☐ Variety stores
- ☒ Charitable or nonprofit institution or facilities
- ☒ Light assembly uses including electronics, pottery, printing, contractor shops (electrical, heating, plumbing and general contracting) provided there is no significant environmental emissions (odor or waste)
- ☒ Catalog and e-commerce sales outlets
- ☐ Day Spas
- ☐ Coffee Shops
- ☐ Gift Shops
- ☐ Public parking lots
- ☐ Tourist information and hospitality centers
- ☐ Dance Studio
- ☒ Lumberyards, building supply stores and green houses
- ☒ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories, including testing facilities and equipment
- ☒ Retail sales and services linked to manufacturing and warehousing
- ☐ Production, or processing, cleaning, servicing, testing or remailer of materials, goods or products limited to the follow uses, products, components, or circumstances:
 - ☐ a) Electronic and electrical products instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
 - ☐ b) High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
 - ☐ c) Laser technology, radiology, x-ray and ultra sound products, manufacturing and assembly
 - ☐ d) Medical and dental supplies
 - ☐ e) Optical, fiber optical and photographic products and equipment
 - ☐ f) Orthopedic and medial appliances such as artificial limbs, brace supports and stretchers
 - ☐ g) Products related to process design, process stimulation, computer hardware and software development, safety engineering
 - ☐ h) Scientific and precision instruments and components, including robotics
- ☐ Telecommunication centers (not including wireless telecommunications facilities)
- ☐ Private recreation facilities
- ☒ Freight terminals, trucking servicing and parking, warehousing and inside storage
- ☐ More than one principal structure on a lot when the additional building is a material and direct part of the primary business
- ☐ Pilot Plans and other facilities for testing manufacturing, processing or fabrication methods or for testing of products or materials
- ☐ Colleges and universities



Permitted Conditional Uses (Please check all that apply)

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

Signatures

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

Applicant's Signature***Date***

Jonathan Tanis

01/10/2025

Inspector/Zoning Signature**Date**

Item 5.

Cost Recovery Certificate and Agreement

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION**PROJECT NAME***

Greenway Court Contractor Shop Buildings

PROJECT LOCATION*

Lot T3 Greenway Court, Whitewater, WI 53190

APPLICANT INFORMATION**NAME***

Jonathan Tanis

MAILING (BILLING) ADDRESS*

PO Box 538 Whitewater, WI 53190

PHONE*

262-613-5590

EMAIL ADDRESS*

tanisconstruction@yahoo.com

ATTORNEY INFORMATION

NAME**PHONE****EMAIL ADDRESS****SIGNATURE OF APPLICANT*****DATE***

Note to Applicant: The City Engineer, Attorney and other City professionals and staff, if requested by the City to review your request, will be billed for their time at an hourly rate which is adjusted from time to time by agreement with the City. Please inquire as to the current hourly rate you can expect from this work. In addition to these rates, you will be asked to reimburse the City for those additional costs set forth in 19.74.10 and 16.04.270 of the Municipal Code.

RATES

City Administration Hourly Rate Shall Not Exceed

Director of Economic Development: Taylor Zeinert \$56.55

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blich \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$36.63

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Harrison, Williams & McDonell, LLP

Attorney Jonathan McDonell \$255.00

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

**Building Inspector Date
Received**

Review by

**Zoning Administrator Date
Received**

Reviewed by

Occupancy Classification

**Occupancy Classification
Surrounding Units**

Zoning of Property

Use Permitted

- ☐ By Right
- ☐ By CUP
- ☐ PC Approval
Required

Item 5.

Approval
☐ Approved
☐ Denied

Date

Approval
☐ Approved
☐ Denied

Date

Public Works Approval
☐ Approved
☐ Denied

Date

City Engineer Approval
☐ Approved
☐ Denied

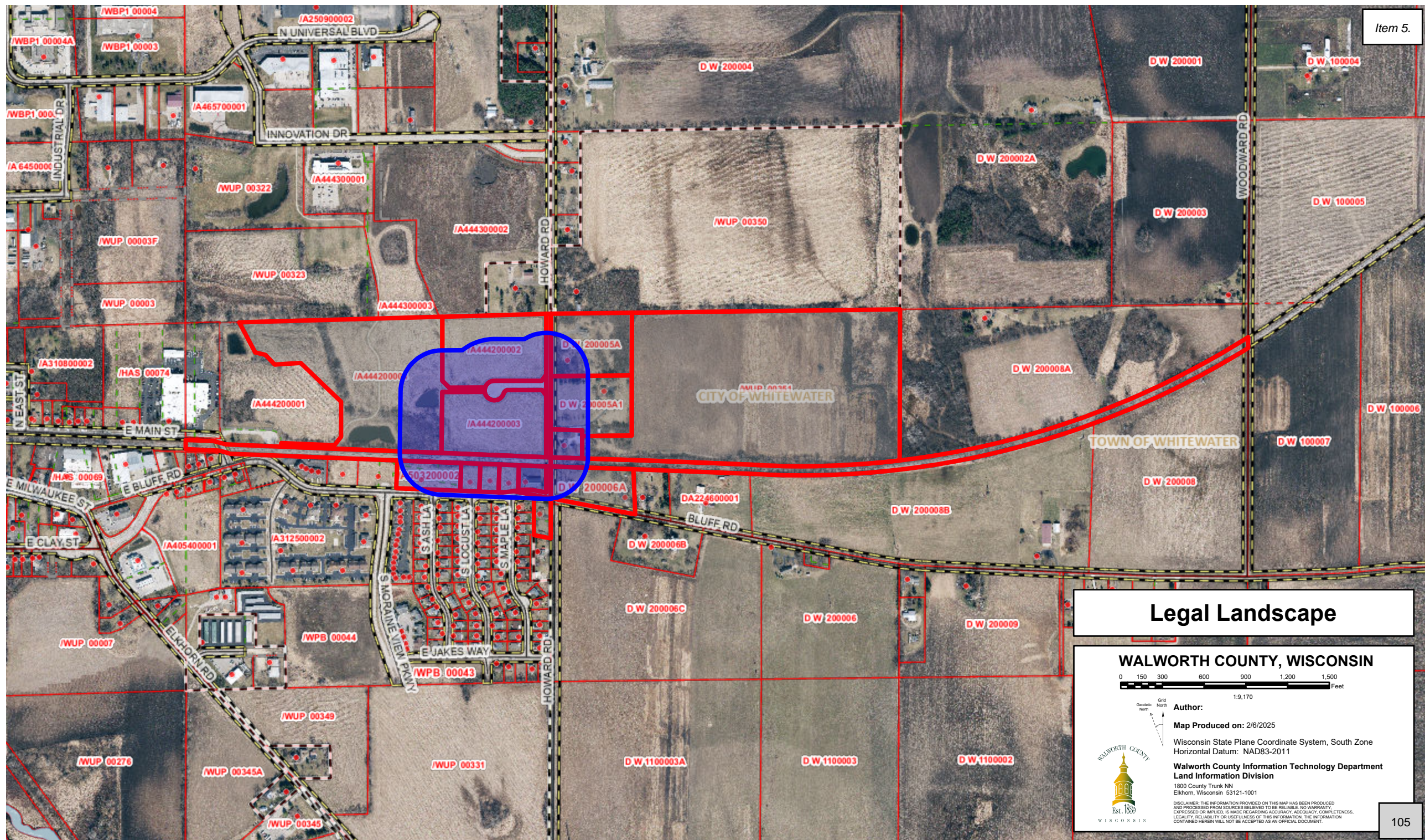
Date

Police Department
☐ Approved
☐ Denied

Date

Fire Department Approval
☐ Approved
☐ Denied

Date



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

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

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

Item 5.

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

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

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

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

STATE OF WISCONSIN DEPT OF TRANSPC
PO BOX 7921
MADISON, WI 53707-2100

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

DALE PINZINO
MELISSA NELSON
N9488 HOWARD RD
WHITEWATER, WI 53190-9000

JOHN M HANEKAMP TRUST
SUSAN K HANEKAMP TRUST
N9440 HOWARD RD
WHITEWATER, WI 53190-4600

JTM RENTALS LLC
214 S WOODLAND DR
WHITEWATER, WI 53190-9000

ANDREW HUMMEL
STACEY HUMMEL
W8060 BLUFF RD
WHITEWATER, WI 53190-9000

STATE OF WISCONSIN DEPT OF TRANSPC
PO BOX 7921
MADISON, WI 53707-2100

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

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