



Plan & Architectural Review Meeting

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

Monday, January 12, 2026 - 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.

<https://teams.microsoft.com/meet/22371977662228?p=BW6FGKLsfJMvgKRJnw>

Dial in by phone

+1 929-229-5663,,159349400# United States, New York City

Find a local number

Phone conference ID: 159 349 400#

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

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

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

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 Committee 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. Approval of December 8, 2025 Minutes.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- [2.](#) Discussion and possible approval of a Conditional Use Permit for an Electronic Message Monument Sign to be located at 499 W Whitewater Street, Whitewater, WI 53190 for Home Lumber. Tax Parcel # /A92900001
- [3.](#) Discussion and possible approval of a conditional use permit for alcohol by the drink for Violas Beer Here. Located at 617 E Milwaukee Street. Tax Parcel # /A288100002.
- [4.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- [5.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- [6.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- [7.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- [8.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- [9.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- [10.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- [11.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- [12.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- [13.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).

- [14.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- [15.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- [16.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- [17.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- [18.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- [19.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).
- [20.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- [21.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- [22.](#) Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District to I (Institutional District).
- [23.](#) Discussion and possible approval of a Conditional Use Permit for an Electronic Message Monument sign to be located at 402 W Main Street, Flat Iron Park for the City of Whitewater. Tax Parcel # /OT 00038.
- [24.](#) Discussion and possible recommendation to Common Council Childcare Ordinance.
- [25.](#) Discussion and possible recommendation to Common Council the creation of a Razing Buildings Ordinance.
- [26.](#) Discussion and possible recommendation to Common Council the repeal of section 20.04.100.

- [27.](#) Discussion and possible recommendation to Common Council creating Permit Expirations.
- [28.](#) Discussion and possible recommendation to Common Council an amendment to the Sign Ordinance related to the number of wall signs.

CONSIDERATION/DISCUSSION/REPORTS

- 29. Discussion and possible action regarding a special joint meeting between Plan Commission and Common Council regarding Comprehensive Plan.

FUTURE AGENDA ITEMS

NEXT MEETING DATE FEBRUARY 9, 2026

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 Community Development
312 W. Whitewater Street
Whitewater, WI 53190
or Idostie@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, December 08, 2025 - 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairman, Councilmember Neil Hicks
Board Member Bruce Parker
Board Member Tom Miller
Board Member Marjorie Stoneman
Board Member Carol McCormick
Vice Chairman Lynn Binnie

ABSENT

Board Member Sherry Stanek

STAFF

Mason Becker, Community Development Director
Llana Dostie, Zoning Specialist
Allison Schwark, Zoning Administrator

APPROVAL OF AGENDA

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Motion made by Board Member McCormick, Seconded by Vice Chairman Binnie.

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

HEARING OF CITIZEN COMMENTS

No formal Plan Commission action will be taken during this meeting although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the 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. Approval of November 10, 2025 Minutes.

Motion made by Board Member McCormick, Seconded by Vice Chairman Binnie.

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

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Discussion and possible approval of a conditional use permit for alcohol by the drink for Whitewater Cinema located at 151 S Pearson Lane. Tax Parcel # /A300200002.

Zoning Administrator Schwark stated this is for the Whitewater Cinema. They are requesting a conditional use permit for sale of alcohol by the drink. This is required for the B-1 district.

Binnie stated they are looking to just serve beer and wine. They need the CUP also.

Schwark stated that they have the alcohol license but need to have a CUP to go with the license.

McCormick asked if there was any name change.

Schwark stated she doesn't believe there is any name change.

Motion to approve with planner's recommendations.

Motion made by Board Member Parker, Seconded by Board Member McCormick.

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

3. Discussion and possible approval of a conditional use permit for alcohol by the drink for 1850 Tavern on Main (currently known as Brass Rail). Located at 130 W Main Street. Tax Parcel #/WUP 00255.

Zoning Administrator Schwark stated this is very similar to the previous item. They have their licensing and they need their conditional use permit for alcohol by the drink.

McCormick asked about the name and the significance.

Bruce Lechner stated the building was built in 1850 so that is why they went with the name.

Miller stated that these are the worst drawings he has seen.

Schwark stated that they didn't need to provide dimensions since it is not a site plan review.

Motion to approved with planner's recommendations.

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

4. Discussion and possible action regarding a Conditional Use Permit for additional residential units for Walworth County Housing Authority. Located at 209 S Taft Street. Tax Parcel #: /HAS 000046.

Zoning Administrator Schwark stated they are requesting 1st floor apartments in the B-1 business district. They are adding 2nd floor units. Walworth County Housing has purchased the property. They want 50% of the first floor to be converted to 2 ADA accessible units. Residential units must meet requirements and they do meet all but one requirement., which is the need for residential units to exit to the rear.

Stoneman asked if the 4 unrelated limit was for each unit.

Schwark confirmed it was for each unit.

Peter Weston, Architect stated he missed the rear entry requirement and it is ADA unit 2. He will switch the design.

Schwark stated that this is only a CUP not a site plan.

Peter Weston, confirmed that it will be sprinklered.

Parker asked where the unrelated number came from.

Schwark stated this comes from our zoning code.

Motion to approve with planner's recommendations.

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

5. Discussion and possible recommendation to Common Council for change to the Comprehensive Plan Future Land Use Map for Tax Parcel #'s /A410100001, A410100002, /A410100003, /A503200001 and /A503200002 from Highway Commercial and Light Industrial District (B-3) to One-Family-Small Lots Residence District (R-1s).

Zoning Administrator Schwark stated you will see a series of items related to this development. This project is located on Bluff road for single family homes. They are requesting a comp plan amendment for single family homes. The subject parcels currently are all vacant. They are surrounded by residential use on the other side of the street.

Binnie asked is the adjacent to the property that we discussed previously.

Schwark stated this is nearby to the parcel we had discussed a month or two ago.

Binnie asked if this is a spur or a track.

Becker confirmed that it is the actual track.

McCormick asked about safety fencing between railroad and homes.

Schwark stated these would be sold individually and the owners would have the right to install fencing.

Becker stated there are other residential properties that abutt the rail line.

Tim Vandervalle, Jr CEO of Stonegate Development 797 Meadowgate Drive, Waterford, WI 53185, stated about the separations from the yard to the tracks there is vegetation that blocks the tracks.

David Stone stated staff review was done very well and how the recommendation was presented.

Parker stated there is an issue with easements then stated cancel that idea.

Motion to recommend to Council a change to Comprehensive Plan Future Land Use Map.

Motion made by Vice Chairman Binnie, Seconded by Board Member Stoneman.

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

6. Consideration to approve and recommendation to Common Council a change in District Zoning Map to Rezone Tax Parcel #'s /A410100001, A410100002, /A410100003, /A503200001 and /A503200002 from Highway Commercial and Light Industrial District (B-3) to One-Family-Small Lots Residence District (R-1s).

Zoning Administrator Schwark stated that these are the same parcels. This is the second step. Now that the comp amendment change has been recommended, Common Council would also need to change our city Zoning. The lots meet the conditions of the R-1s district.

Motion to recommend to Council a change in District Zoning map.

Motion made by Vice Chairman Binnie, Seconded by Board Member McCormick.

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

DISCUSSIONS AND CONSIDERATIONS

7. Discussion and possible approval of site plan and preliminary and final Plat for Stonehaven.

Zoning Administrator Schwark stated the preliminary and final plat are both the same. The plats meet all the requirements of the zoning ordinance and state statutes. They are taking 5 parcels to create 14 individual lots. Brad has reviewed the plats.

Hicks asked if it will be the city or the developer responsibility to remove the previous road.

McCormick asked if the homes were going to be built in a factory.

Vandervalle stated they will have basements and they have done test pits. All appliances will be included which includes the washer and dryer. Landscaping is included.

McCormick asked about the target cost for each house.

Vanderville stated the target is \$330,000 to the consumer. Trying to do affordable housing.

Miller asked about upgrades to appliances.

Vanderville stated they will be turn key spec homes built 4 at a time.

Motion by Binnie to recommend to Council the preliminary plat seconded by Hicks.

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

Motion by Stoneman to recommend to Council the final plat seconded by Hicks.

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

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

8. Discussion and possible approval of the Site Plan for Whitewater Industrial Investor's. Located at 848 E Commercial Avenue. Tax Parcel #/A64500001.

Zoning Administrator Schwark stated that this property is located in our M-1 district. Adding new pavement. This is a 6 acre property. They meet all requirements for the M-1 district.

Binnie asked if the addition would require any stormwater management plan.

Schwark stated that this would not.

Motion to approve with planner's recommendations.

Motion made by Board Member Parker, Seconded by Board Member Miller.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie
9. Review and possible approval of an Extraterritorial Survey for a parcel of land located at W4890 Tri County Road. Tax Parcel #016-0514-3643-000.

Zoning Administrator Schwark stated this parcel is located Tri County is in the Township. We have extraterritorial platting approval. They are requesting CSM of two lots. Lot 1 is for a cemetery. The proposed use is not evaluated by the city. There is an established access to one of the lots.

Motion made by Chairman, Councilmember Hicks, Seconded by Board Member McCormick.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie
10. Demonstration from Dan Boldt, GIS Analyst of the new GIS Zoning Maps.

Dan presented an overview on what the new GIS maps that will be public facing will look like.

FUTURE AGENDA ITEMS

11. Ordinances Moved to January Meeting

Childcare Ordinance

Demolition Ordinance

Repeal Section 20.04.100

Permit Expirations Ordinance

Sign Ordinance Amendment

NEXT MEETING DATE JANUARY 12, 2026.

ADJOURNMENT

Meeting adjourned at 7:27 p.m.

Motion made by Board Member Parker. Seconded by Board Member McCormick.

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

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

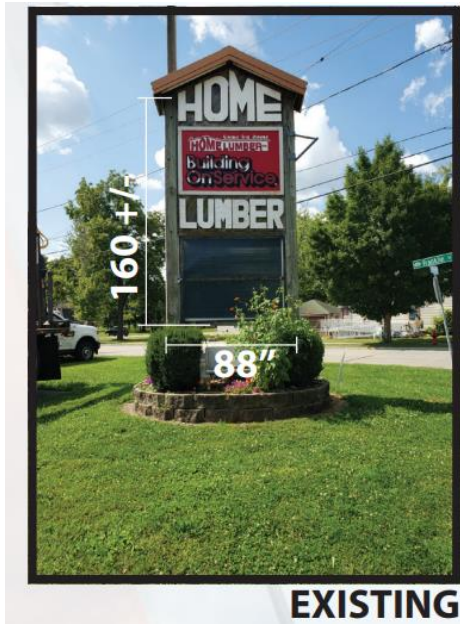
Date: January 12, 2026

Re: Conditional Use Permit Request

Summary of Request	
Requested Approvals:	Conditional Use Permit for and Electronic Message Center Sign and Size.
Location:	499 W Whitewater St (A 92900001)
Current Zoning:	B-3, Highway Commercial and Light Industrial District
Proposed Zoning:	NA
Future Land Use, Comprehensive Plan:	Community Business

Conditional Use Review

Paul Butler, Bauer Sign Co. (Applicant) seeks approval for a conditional use permit for signage at 499 W Whitewater St. on behalf of Chris Hale (Owner), for Home Lumber (Business). A conditional use permit is required per **19.54.040 and 19.54.030** as this monument sign is sized greater than 50 square feet (73.4 square feet) and the proposal also includes an electronic message center in the middle of the sign.



19.54.040 - Electronic message signs.

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, 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 the Plan Commission **APPROVE** the Conditional Use Permit for new signage at 499 W Whitewater St (A 92900001) with the following conditions:
- a. The applicant shall comply with all required City and building codes.
 - b. Applicant shall be responsible for obtaining a sign permit, and building permit for any electrical work.
 - c. A sign permit may be revoked if the applicant has failed to comply with the provisions of this chapter or any conditions that may have accompanied the permit at the time of issuance. Revocation requires written notice by either the zoning administrator for zoning ordinance violations or the building inspector for building code or other construction code violations.
 - d. Granted sign permit shall expire, and shall be null and void, if the sign is not attached or erected within one year after the issuance of the sign permit.
 - e. All provisions of Section 19.54.040 of the municipal ordinance shall be upheld and adhered to at all times.
 - f. Any other conditions as stipulated by the PARC.



2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

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Fax: **262-784-6675**

File	Ho	Item 2.
Location	499 WhiteWater St,	
Client	Chris	
Sales rep	Paul Butler	
Date	cb 10/01/25	
Revision	cb 10/16/25, cb 10/17/25	

****LOGO IS VECTOR BUT HAS INCONSISTENCIES IN EDGES AND CORNERS, J.H. CAN GIVE BACK TO C.B TO CLEAN BEFORE PRODUCTION****



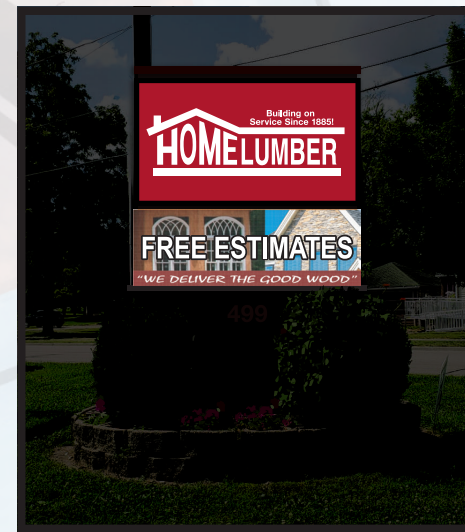
SPECIFICATIONS

FABRICATE AND INSTALL A REPLACEMENT D/F INTERNALLY ILLUMINATED MONUMENT SIGN WITH FULL COLOR ELECTRONIC MESSAGE CENTER.

- **CABINET** TO BE ALUMINUM EXTRUSION WITH 1.5" RETAINERS, PAINTED BLACK
- **FACES** TO BE WHITE LEXAN
- **GRAPHICS** TO BE 3M CARDINAL RED 3630-53 VINYL OVERLAYS
- **ILLUMINATED** WITH WHITE LEDS
- **POWERED** WITH APPROPRIATE LOAD POWER SUPPLIES
- **MESSAGE CENTER** TO BE 12 MM FULL COLOR (RGB) ELECTRONIC
- **REVEALS** TO BE 1.5" ALUMINUM TUBING PAINTED WHITE
- **BASE** TO ALUMINUM OVER ANGLE, PAINTED BENJAMIN MOORE 1602 GUNMETAL WITH OPAQUE WHITE VINYL ADDRESS NUMBERS AND BLACK ALUMINUM CAP
- **TOPPER** TO BE 3" ALUMINUM PAINTED SW 7709 COPPER POT



EXISTING



PROPOSED - NIGHT



PROPOSED

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

**FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY**



our products are certified by:
Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Label.

Scale: 1/4"

Conditional Use Permit Application - Submission #2082

Date Submitted: 11/21/2025

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 or 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 2.

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

Llana Dostie, Zoning Specialist
262-473-0144
ldostie@whitewater-wi.gov

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

Site Plan Upload*

17 Oct 25 Home Lumber
Whitewater MON.pdf

Landscaping Plan Upload

17 Oct 25 Home Lumber
Whitewater MON.pdf

Lighting Plan Upload

No fi...sen

MSDS Sheets

No fi...sen

Other Information

No fi...sen

PLANNING REQUEST

General Project Information

Project Tax Key #

Project Address*

499 W Whitewater Street

Project Title (if any)

HOME LUMBER

Applicant, Agent & Property Owner Information

Applicant's First Name*

Paul

Applicant's Last Name*

Butler

Address*

2500 S 170 th street

City*

New Berlin

State*

Wisc.

Zip Code*

53151

Phone Number*

[Redacted]

Email Address*

[Redacted]

Agent Name

Paul Butler

Agent Company

Bauer Sign Co

Address

City

State

Zip Code

Phone Number

[Redacted]

Email Address

[Redacted]

Owner First Name (if different from applicant)

Chris

Owner Last Name

Hale

Address

499 W Whitewater Street

City

Whitewater

State

Wisc.

Zip Code

Item 2.

Phone Number

[REDACTED]

Fax Number

[REDACTED]

Email Address

[REDACTED]

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

Translation Services

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

- ☐ Yes
- ☒ No

If Yes, please specify the language required.

[REDACTED]

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*

499 W Whitewater Street

Tax Parcel #*

/a92900001

Zoning District*

b3



Requested Conditional Use*

electronic message board system [EMC] on new monument sign

Petitioner's interest in requested Conditional Use Permit*

Sign Company

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

one structure, Retail

Property Owner Signature*

chris hale

Owner's Agent Signature*

paul butler

Address*

499 W Whitewater Street

Address*

2500 S 170 Street, New berlin, Wisc.

Phone and Email*

Phone and Email*

Zoning #

Application Review by

Date

Date Filed

Dates Published

Date Notices Mailed

Plan Commission Recommendation

Date Decision Made

Plan of Operations

Property Information

Property Tax Key #*

n/a

Tenant Information

Previous Business Name*

n/a

Property Address*

n/a

Years in Operation*

n/a

Property Owner*

n/a

New Business Name*

n/a

Owner Mailing Address*

n/a

Name of Operator*

n/a

City, State and Zip Code*

n/a

Operator Mailing Address*

n/a

Owner's Phone #*

City, State and Zip Code*

n/a

n/a

Owner's Email*

Operator's Phoen # and Email *

n/a

n/a

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

n/a

Previous Use of Space***Hours of Operations (Weekdays)*****Hours of Operations (Weekends)***

n/a

n/a

n/a

Total Area Space in Square Feet***# Toilet Fixtures*****# Full Time Employees*****# of Part Time Employees***

n/a

n/a

n/a

n/a

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***

Hardware Store

Building B

Item 2.

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*	Number of Spaces Available*
n/a	n/a

Parking Lot Construction*	Type of Screening*
<div><input checked="" type="checkbox"/> Asphalt</div> <div><input type="checkbox"/> Concrete</div>	<div><input type="checkbox"/> Fencing</div> <div><input checked="" type="checkbox"/> Plantings</div>

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

☒ Yes

☐ No

Signage(Seperate 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

existing monument sign

Location of Signs*

corner of intersection

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

Item 2.

Outdoor Lighting

Type*

Parking lot lighting

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*

n/a

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
- ☐ College, Universities, Schools, Churches, Libraries, Government buildings

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*

paul butler

Date*

11/21/2025

Inspector/Zoning Signature

Date

Item 2.

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*

Home Lumber

PROJECT LOCATION*

499 W Whitewater Street, Whitewater, Wisconsin.

APPLICANT INFORMATION

NAME*

Paul Butler

MAILING (BILLING) ADDRESS*

2500 S 170 Street, New Berlin, Wisc.

PHONE*

EMAIL ADDRESS*

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

SIGNATURE OF APPLICANT*

paul butler

DATE*

11/21/2025

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

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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

<div>Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>	<div>Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div> <div>Item 2.</div>
<div>Public Works Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>	<div>City Engineer Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>
<div>Police Department</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>	<div>Fire Department Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

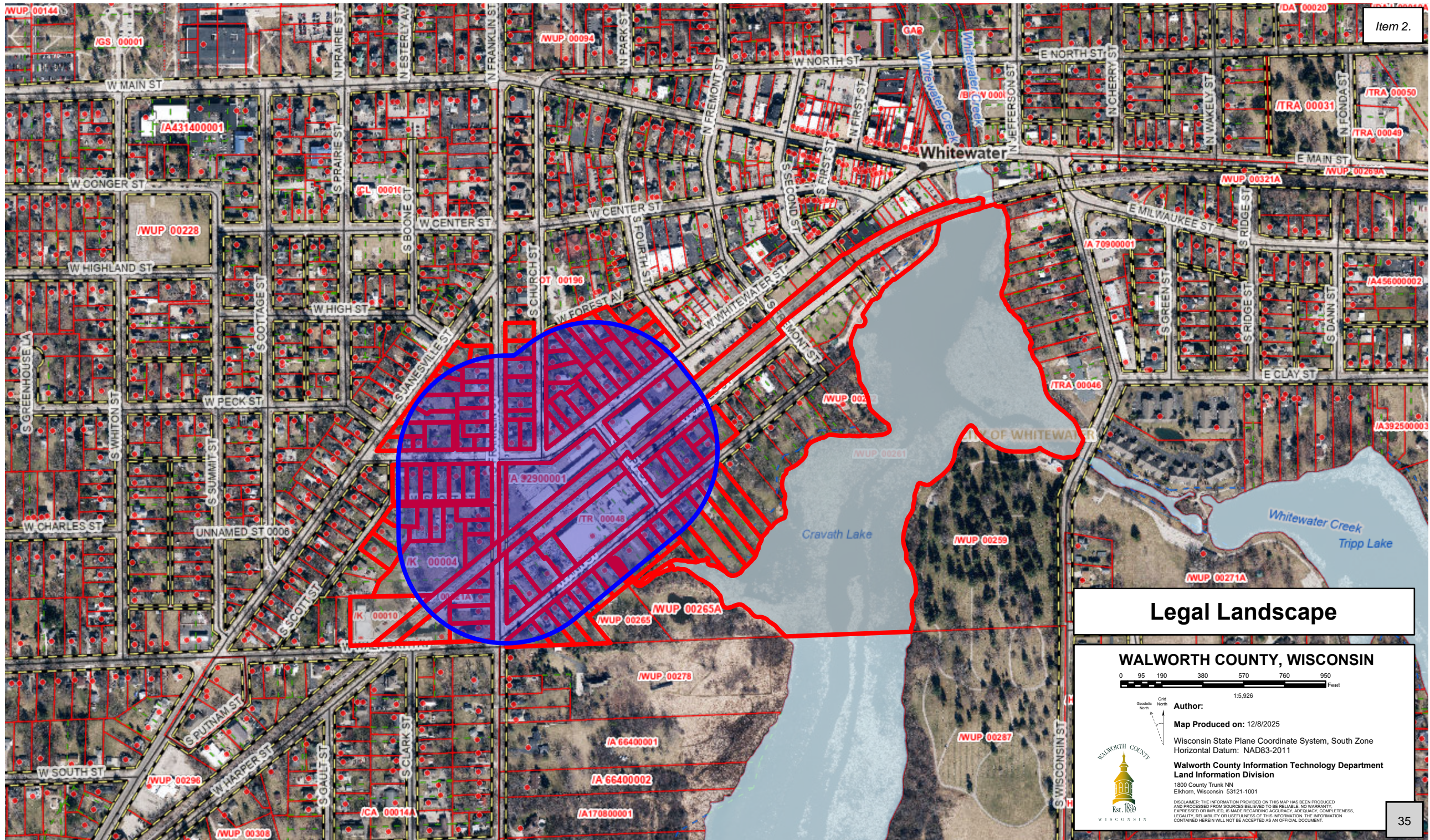
A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for an electronic message sign located at 499 W Whitewater Street, Parcel ID #/A92900001 for Home Lumber.

The Conditional Use Permit Proposal is on file in the Community Development 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, Zoning Specialist



Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 95 190 380 570 760 950 Feet

1:5,926



Author:

Map Produced on: 12/8/2025

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

**Walworth County Information Technology Department
Land Information Division**

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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

LADWIG & VOS INC
140 LONGMEADOW DRIVE
BURLINGTON WI 53105-2325

RCR LANDHOLDINGS LLC
W2890 COUNTY ROAD Y
HELENVILLE, WI 53137

RUSSELL WALTON FAMILY TRUST
KIMBERLY WALTON FAMILY TRUST
1005 W MAIN STREET, SUITE C
WHITEWATER, WI 53190

MELISSA R MIRITZ
454 S DOUGLAS CT
WHITEWATER, WI 53190

ALEJANDRO PEREZ
JUANA PEREZ, ETAL
436 W WHITEWATER STREET
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER STREET
WHITEWATER, WI 53190

SCOTT ALLEN KREBS
KIMBERLY ANN KREBS
440 W WHITEWATER STREET
WHITEWATER, WI 53190

LUSI RAMIREZ
ESTELA RAMIREZ
464 W WHITEWATER STREET
WHITEWATER, WI 53190

RLA 335 JAMES LLC
895 E BRIAR RIDGE DRIVE
BROOKFIELD, WI 53045

ELLIOTT BERG
375 W JAMES STREET
WHITEWATER, WI 53190

JOSE A MORALES
ERONICA MORALES
494 W WHITEWATER STREET
WHITEWATER, WI 53190

YOLAND RAMIERZ
1330 TOWER HILL PASS
WHITEWATER, WI 53190

JOHN CAUCUTT
JAMIE MILLIAN
417 W FOREST AVENUE
WHITEWATER, WI 53190

RUSSELL ROGERS
MARY E ROGERS
430 W WHITEWATER STREET
WHITEWATER, WI 53190

JARROD KOLLWELTER TRUST
W7522 BLUFF ROAD
WHITEWATER, WI 53190

261 S CHURCH ST LLC
620 S WAYFARE TRL
OCONOMOC, WI 53066

JOHN W MEDDAUGH
452 W WHITEWATER STREET
WHITEWATER, WI 53190

MOOCHREIN PROPERTIES, LLC
109 AZTALAN STREET
JOHNSON CREEK, WI 53038

ALFREDO RAMIERZ
366 W ANN STREET
WHITEWATER, WI 53190

CHRISTOPHER M HALE
PO BOX 664
WHITEWATER, WI 53190

WOODS PROPERTIES SO
LLC
1019 CARDINAL CT
UNION GROVE WI 53182

ANDREW LINDNER
412 W WHITEWATER STREET
WHITEWATER, WI 53190

HECTOR A ARNODO GOMEZ
426 W WHITEWATER STREET
WHITEWATER, WI 53190

RILEY WALENTON
433 W FOREST AVENUE
WHITEWATER, WI 53190

KACHEL LP 253 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

RODRIGUEZ PROPERTIES, LLC
N9707 N MCCORD ROAD
WHITEWATER, WI 53190

TOM O GERMUNDSON
460 W WHITEWATER STREET
WHITEWATER, WI 53190

BEVERLY J STONE
DAVID NEIL STONE
303 W ANN STREET
WHITEWATER, WI 53190

MICHALE L KASPAR III
370 W ANN STREET
WHITWATER, WI 53190

ARACELI PARTIDA
371 W ANN STREET
WHITEWATER, WI 53190

BELFRE INVESTMENTS, LLC
W137 S9649 FARIWAY LANE
MUSKEGO, WI 53150

KEVIN GREEN
365 W ANN STREET
WHITEWATER, WI 53190

HOME LUMBER CO INC
499 W WHITEWATER STREET
WHITEWATER, WI 53190

Item 2.

CITY OF WHITEWATER 'PUMP
HOUSE'
312 W WHITEWATER STREET
WHITEWATER, WI 53190

GLEN ANDERSON
LYNN ANDERSON
W8576 CLOVER VALLEY ROAD
WHITEWATER, WI 53190

ALEX NIEBUHR
282 S FRANKLIN STREET
WHITEWATER, WI 53190

D & L TRIEBOLD TRUST
N7618 ENGEL ROAD
WHITEWATER, IW 53190

KAYLA W PROPERTIES, LLC
1020 MILLIES WAY
WAUKAKEE, WI 53597

LUIS A MEJIA URIBE
516 W WHITEWATER STREET
WHITEWATER, WI 53190

JONATHAN KJERNES
526 W WHITEWATER STREET
WHITEWATER, WI 53190

ARKI, LLC
W396 S3675 HARDSCRABBLE
ROAD
DOUSMAN, WI 53118

BETHEL HOUSE OF WHITEWATER
INC
130 S CHURCH STREET
WHITEWATER, WI 53190

MAX WALTON
1270 JAKES WAY #13
WHITEWATER, WI 53190

MARCK DINNEL TRUST
TRACY DINNEL TRUST
3408 BOND PL
JANESVILLE WI 53548

GRANT FISCHER
277 S JANESVILLE STREET
WHITEWATER, WI 53190

CONNOR CLEVELAND
271 S JANESVILLE STREET
WHITEWATER, WI 53190

CERANSKE PROPERTY
MANAGEMENT LLC
N9503 WOODWARD ROAD
WHITEWATER, WI 53190

LINDA E HOLMES
266 S FRANKLIN STREET
WHIETWATER, WI 53190

CARLOS KEVIN VASQUEZ
256 S FRANKLIN STREET
WHITEWATER, WI 53190

ERIC J GIES
537 W WHITEWATER STREET
WHITEWATER, WI 53190

SCOT E MCKENZIE
SHARON MCKENZIE
629 S FRANKLIN STREET
WHITEWATER, WI 53190

521 WHITEWATER LLC
PO BOX 620298
MIDDLETON, WI 53562

BCN RENTALS LLC
W4912 FARM VILLAGE LANE
ELKHORN, WI 53121

M & F RENTALS 2 LLC
555 E CLAY STREET
WHITEWATER, WI 53190

COHO PROPERTIES, LLC
1691 MOUNDVIEW PLACE
WHITEWATER, WI 53190

KACHEL LP 248 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL LP 258 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL LP 264 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL LP 272 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL LP 280 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

JOSHUA BROWN
371 W ANN STREET
WHITEWATER, WI 53190

JOSEPH SEMO
KRISTIN SEMO
381 W ANN STREET
WHITEWATER, WI 53190

JOHN FETTIG TRUST
GAIL FETTIG TRUST
381 W ANN STREET
WHITEWATER, WI 53190

JAMES M BERGLIN
LISA M BERGLIN
405 W ANN STREET
WHITEWATER, WI 53190

JAMES W STOLLENWERK
BRIDGID A RONAN-STOLLENWERK
411 W ANN STREET
WHITEWATER, WI 53190

WISCONSIN DAIRY SUPPLY CO TAX
COMMISSIONER C.M.ST.P 7 P. RR CO
PO BOX 239
WHITEWATER, WI 53190

ARACELI PARTIDA
371 W ANN STREET
WHITEWATER, WI 53190

DON WARGOWSKY
JOANN WARGOWSKY
1130 W HIGHLAND STREET
WHITEWATER, WI 53190

JESUS MANRIQUEZ
MARIA D MANRIQUEZ
201 S MAPLE LANE
WHITEWATER, WI 53190

JUAN M GOMEZ
MARIA D J GOMEZ
467 W ANN STREET
WHITEWATER, WI 53190

KAREN SINGER
477 W ANN STREET
WHITEWATER, WI 53190

WISCONSIN SAIRY SUPPLY CO
PO BOX 239
WHITEWATER, WI 53190

WDSC 460 WEST ANN LLC
PO BOX 239
WHITEWATER, WI 53190

KEYSTONE REALESTATE
INVESTMENTS, LLC
PO BOX 1166
LAKE GENEVA, WI 53147

HOME LUMBER CO INC
499 W WHITEWATER STREET
WHITEWATER, WI 53190

SCOTT STREET RENTALS LLC
E9344 FREEDOM ROAD
NORTH FREEDOM, WI 53951

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

MNPL LLC
PO BOX 664
WHITEWATER, WI 53190

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

KIMBERLY VERSEY
323 S SCOTT STREET
WHITEWATER, WI 53190

LAKE COUNTRY PARTNERSHIP LLC
S107 W30511 SANDY BEACH ROAD
WHITEWATER, WI 53190

DLK WEST ANN STREET LLC
PO BOX 239
WHITEWATER, WI 53190

U & S INVESTMENTS LLC
W4075 MOYSE DRIVE
WHITEWATER, WI 53190

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

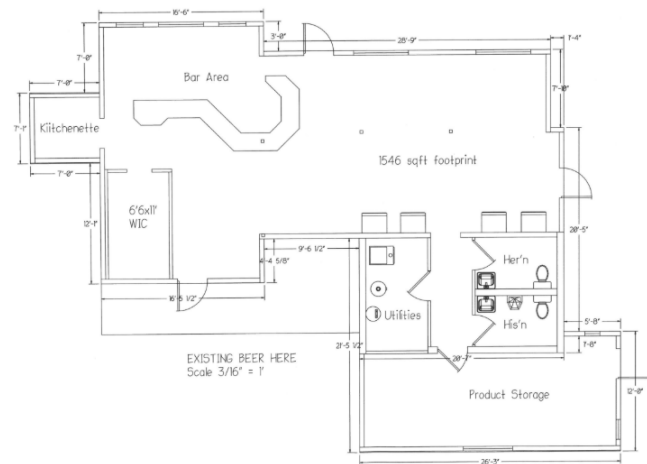
From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit for taverns and other establishments selling alcoholic beverages by the drink
Location:	617 E. Milwaukee Street (A288100002)
Current Zoning:	B-3, Highway Commercial and Light Industrial District
Proposed Zoning:	NA
Future Land Use:	Community Business District

Application Summary



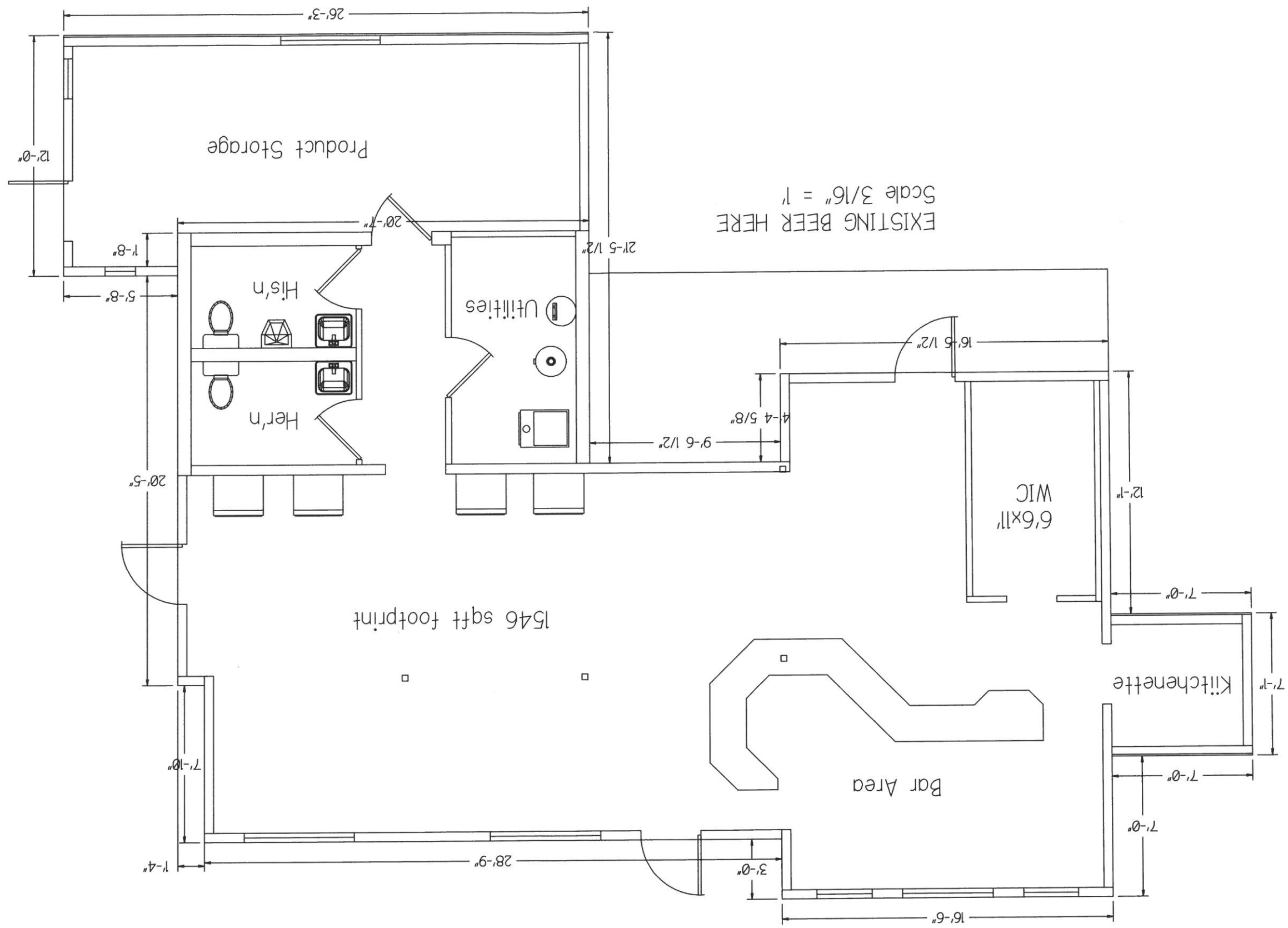
The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 617 E. Milwaukee Street. In the B-3 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. Property and business is in process of sale with purchase being conditional on alcohol sale permit approval. The property has previously been utilized for the same purpose for several years, with the name of “Cordio's Beer Here”. The previous property owner over the last 30 years has completed modifications to the building, and requested several conditional use permits, and conditional use permit amendments for changes and expansion to the existing building. The most recent modifications to the active conditional use permit appear to have been made in 2006 and 2008, and all conditions required have been met, and the property appears to have been operating in full compliance with these Conditional Use Permit requirements.

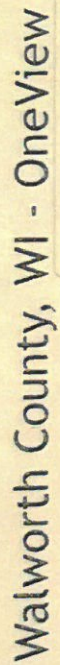
The current property owner is seeking to sell the business, and the new owner intends to continue the same operations under the name “Viola's Beer Here”. The operation includes carryout of beverages that are unopened, sale of alcohol by the drink inside the bar area, and the idea to offer food in the future. In the application the applicant also states there will be outdoor seating and service areas. Although this is not a use that requires a conditional use permit, the applicant should be advised that in order to have an outdoor café seating area, the new property owner will be required to apply for a Private Property Outdoor Café Permit with the City of Whitewater, and be required to adhere to all requirements of Section 5.18 of our Municipal Ordinances.

Planner's Recommendations

- 1) Staff recommends the plan commission **APPROVE** the conditional use permit for sale of alcoholic beverages by the drink at 617 E Milwaukee Street (A288100002) with the following conditions:
 1. The conditional use permit shall run with the applicant and not the land. Any change in ownership/licensee (or operator) will require approval of a conditional use permit for the new owner/licensee (or operator) from the Plan Commission.

2. Maximum occupancy shall be as determined by the fire department and building inspector.
3. Future signage shall be consistent with that of adjacent properties and downtown areas and shall comply with the City's sign ordinance. In addition, backlit, plastic signage shall be prohibited. City staff shall review and approve all new and replacement signage prior to installation.
4. The applicant shall comply with all required City and building codes and be responsible for obtaining all required building and zoning permits for future modification or renovation to the building.
5. The applicant shall be responsible for applying for an occupancy permit.
6. A Knox box shall be installed on the building for Emergency Services within 6 months of ownership changing.
7. Lighting shall comply with City lighting ordinances.
8. Hours of operation shall never exceed 11AM-12AM Weekdays, and 11AM-2AM Weekends, (all State regulations on carryout shall be upheld).
9. All dumpsters and waste receptacles shall be fully screened from public view.
10. Property owner shall not have outdoor seating unless a valid private outdoor café permit is issued by the City of Whitewater, and all regulations in Section 5.18 of the municipal ordinance is followed.
11. Any other conditions as stipulated by the PARC.





Search for a Parcel or Address

+

Help

Resources

Employee Login

00-00'

0.4 gdl⁻¹

CEASE FIRE

A288100002

TXA288100002

LOT 2

121.00

100.00

SESTERLY ST

VI 2881

18100001

CSM 2081

A288-100003

101

LOT 3

151.8

ES 00018A

20-2
Taxes

Click on the **map** 2.7 to identify a point. Hold down Shift to draw a rectangle.

A diagram of a rectangular field. The width is labeled as 20 ft and the length is labeled as 40 ft.

Conditional Use Permit Application - Submission #2083

Date Submitted: 11/21/2025

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 3.

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

Llana Dostie, Zoning Specialist
262-473-0144
ldostie@whitewater-wi.gov

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

Site Plan Upload*

Aerial View.pdf

Landscaping Plan Upload

Aerial View.pdf

Lighting Plan Upload

Beer Here Lighting.msg

MSDS Sheets

No fi...sen

Other Information

Building Room
Designation.pdf

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*

State*

Zip Code*

Phone Number*

Email Address*

Agent Name

Richard Viola

Agent Company

Rich & Rae LLC DBA: Violas Beer Here

Address

418 E. Cravath Street

City

Whitewater

State

WI

Zip Code

53190

Phone Number

Email Address

Owner First Name (if different from applicant)

Owner Last Name

Address

City

State

Zip Code

Item 3.

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

Translation Services

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*

617 E. Milwaukee Street. Whitewater, WI 53190 - Cordios Beer Here

Tax Parcel #*

1A 288/00002

Zoning District*

B1

**Requested Conditional Use***

Conditional offer to purchase business and property.

Petitioner's interest in requested Conditional Use Permit*

Purchase business and property. Purchase is conditional on liquor license approval.

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

One Structure - Serve beer and alcohol by the glass including unopened carry-outs - Outdoor service. 5 employees - On-site parking.

Property Owner Signature*

Richard F. Viola

Owner's Agent Signature*

Richard Viola

Address*

418 E Cravath Street

Address*

418 E. Cravath Street

Phone and Email***Phone and Email***

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*****Operator Mailing Address***

Owner's Phone #*

City, State and Zip Code*

Whitewater, WI 53190

Owner's Email*

Operator's Phoen # and Email *

New Business Use/Operation Information

Description of Business use or Operations*

Serve beer and alcohol by the glass including unopened carry-outs - Outdoor service.

Previous Use of Space*

Hours of Operations (Weekdays)*

Hours of Operations (Weekends)*

Bar, Food, Outdoor seating

11am - 12am

11am - 2am

Total Area Space in Square Feet*

Toilet Fixtures*

Full Time Employees*

of Part Time Employees*

1100

2

0

5

Customer Seating*

Seating Capacity*

Total Employee Hours Per Year
(include yourself if self-employed)*
☒ Yes
☐ No

26

6250

Sprinkler System*

Hazardous/Flammable Chemicals used/stored*

☒ Yes
☒ No

☐ Yes (must attach MSDS Sheets)
☒ No

Specified Use of Property and Building(s)

Building A*

Serve beer and alcohol by the glass including unopened carry-outs - Outdoor service. Future food service.

Building B

Item 3.

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*

135X75

Number of Spaces Available*

20

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*

Building. Building Windows

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

Item 3.

7pm - 11pm

Outdoor Lighting

Type*

(5) Existing Flood lights

Location*

On Building

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*

Existing

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

? Existing

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
- ☐ College, Universities, Schools, Churches, Libraries, Government buildings

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*

Richard F. Viola

Date*

11/10/2025

Inspector/Zoning 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*

Viola's Beer Here

PROJECT LOCATION*

617 E. Milwaukee Street. Whitewater, WI 53190

APPLICANT INFORMATION

NAME*

Richard Viola

MAILING (BILLING) ADDRESS*

418 E. Cravath Street

PHONE*

EMAIL ADDRESS*

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

SIGNATURE OF APPLICANT*

Richard F. Viola

DATE*

11/10/2025

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

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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

<div>Approval</div> <div><input type="checkbox"/> Approved <input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>	<div>Approval</div> <div><input type="checkbox"/> Approved <input type="checkbox"/> Denied</div>	<div>Date</div> <div></div> <div>Item 3.</div>
<div>Public Works Approval</div> <div><input type="checkbox"/> Approved <input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>	<div>City Engineer Approval</div> <div><input type="checkbox"/> Approved <input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>
<div>Police Department</div> <div><input type="checkbox"/> Approved <input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>	<div>Fire Department Approval</div> <div><input type="checkbox"/> Approved <input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for Sale of Alcohol by the Drink located at 617 E Milwaukee Street, Parcel ID #/A288100002 for Richard Viola d/b/a Viola's Beer Here.

The Conditional Use Permit Proposal is on file in the Community Development 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, Zoning Specialist

FRAWLEY ENTERPRISES
WHITEWATER
PO BOX 630
WHITEWATER, WI 53190

MARIA VIDALES
214 S NEWCOMB STREET
WHITEWATER, WI 53190

DENNIS C FERO
JUDY A FERO
429 S PRINCE STREET
WHITEWATER, WI 53190

JOHN A CORDIO
5902 N SESSLER CT
MILTON, WI 53563

WKW PROPERTY
505 FOX HILL ROAD
FORT ATKINSON, WI 53538

RYAN METZKER
207 S 3RD ST W
FORT ATKINSON, WI 53538

BONITA J VEIUM
233 S ESTERLY STREET
WHITEWATER, WI 53190

FRANK CORDIO JR
222 S ESTERLY STREET
WHITEWATER, WI 53190

RUSSELL G ASBURY JR
SANDRA K ASBURY
608 E CLAY STREET
WHITEWATER, WI 53190

MATTHEW ALAN MORKVED
AMANDA LYNN MORKVED
248 S ESTERLY STREET
WHITEWATER, WI 53190

AJ TANIS II LLC
1232 W WALWORTH AVENUE
WHITEWATER, WI 53190

MICHAEL STECK
BRANDON GIANAKOS
558 E CLAY STREET
WHITEWATER, WI 53190

ERNEST R STAEBLER TRUST
MARGARET N STAEBLER TRUST
419 E CLAY STREET
WHITEWATER, WI 53190

HARTMANN ENTERPRISES LLC
336 INDIAN MOUND PKWY
WHITEWATER, WI 53190

RICHARD H KRAUS JR TRUST
PAMELA T KRAUS TRUST
N8039 HWY 89
WHITEWATER, WI 53190

GARY MICKELSON TRUST
1644 TURTLE MOUND LANE
WHITEWATER, WI 53190

WHITEWATER SCHOOL DISTRICT
419 S ELIZABETH STREET
WHITEWATER, WI 53190

CITY OF WHITEWATER 'PUMP
HOUSE'
312 W WHITEWATER STREET
WHITEWATER, WI 53190

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

LEE F LOVELL JR
515 E MILWAUKEE STREET
WHITEWATER, WI 53190

CASEYS MARKETING CO
STORE #3715
PO BOX 54288
LEXINGTON, KY 40555

REYNOLDS RENTALS LLC
12240 E BRADLEY ROAD
WHITEWATER, WI 53190

LEE F LOVEALL
W6012 TERRITORIAL ROAD
ELKHORN, WI 53121

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

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

Item 4.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Item 4.

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

Item 4.

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Item 4.

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Property Tax Key #*

Tenant Information

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

Item 4.

New Business Use/Operation Information

Description of Business Use or Operations*

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)

Building A*

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 4.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

Item 4.

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's 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 by 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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

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

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

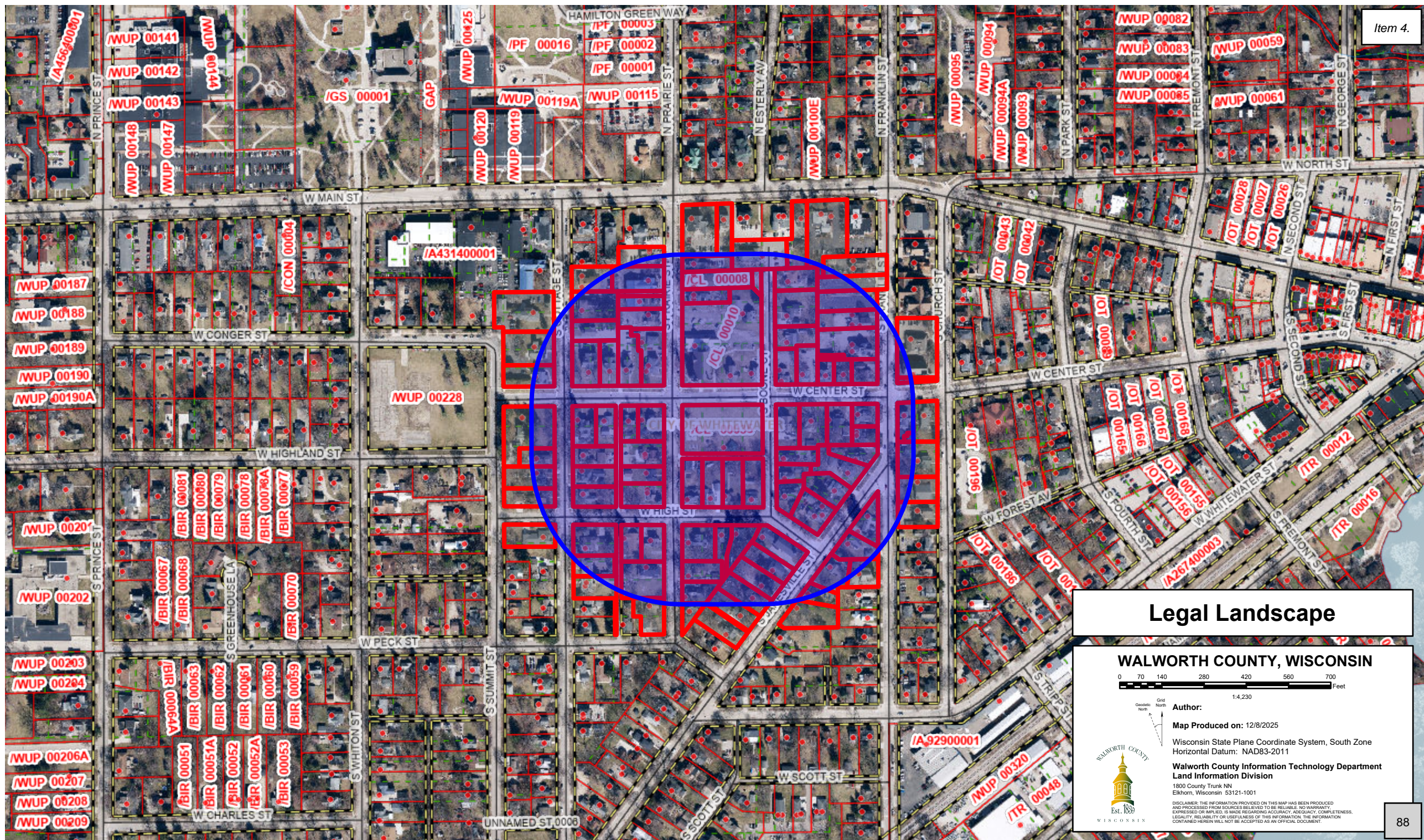
A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Big Brick Park located at 611 W Center Street. Tax Parcel ID #/CL 00035 from R-2 (One and Two Family Residence District) to I (Institutional District)

The Conditional Use Permit Proposal is on file in the Community Development 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, Zoning Specialist



BIG GREEN HOUSE, LLC
1024 TARRANT DRIVE
FONTANA, WI 53125

MIQIS LLC
222 E LAKE VIEW DRIVE
WHITEWATER, WI 53190

KACHEL 514 WEST CENTER LLC
PO BOX 239
WHITEWATER, WI 53190

MAIN STREET WHITEWATER LLC
W9597 BREIDSAN HILL DRIVE
WHITEWATER, WI 53190

DLK 532 WEST CENTER LLC
PO BOX 239
WHITEWATER, WI 53190

LEE L DANIELS TRUST
ROBERT F KANTIN TRUST
3445 CEDAR DRIVE
PARK CITY UT 84098

712 CENTER LLC
C/O JAMES & LORI HECKENDORF
1024 TARRANT DRIVE
FONTANA, WI 53125

DLK 136 SOUTH COTTAGE LLC
PO BOX 239
WHITEWATER, WI 53190

JAMES STEWART TRUST
CLAIRE STEWART TRUST
745 W CENTER STREET
WHITEWATER, WI 53190

ALBERTO MARTINEZ MOCTEZUMA
ALMA ANGELICA MARTINEZ
727 W CENTER ST
WHITEWATER, WI 53190

BIG WHITE HOUSE, LLC
C/O JAMES & LORI HECKENDORF
1024 TARRANT DRIVE
FONTANA, WI 53125

D & L TRIEBOLD TRUST
N7618 ENGEL ROAD
WHITEWATER WI 53190

KACHEL 518 WEST CENTER LLC
PO BOX 239
WHITEWATER, WI 53190

WHITEWATER DEVELOPMENT LLC
PO BOX 239
WHITEWATER WI 53190

KACHEL 524 WEST CENTER LLC
PO BOX 239
WHITEWATER WI 53190

FIRST UNITED METHODIST
CHURCH
145 S PRAIRIE STREET
WHITEWATER, WI 53190

KACHEL 210 SOUTH FRANKLIN
LLC
PO BOX 239
WHITEWATER, WI 53190

DLK 148 SOUTH COTTAGE LLC
PO BOX 239
WHITEWATER WI 53190

LADWIG & VOS INC
140 LONGMEADOW DRIVE
BURLINGTON, WI 53105

NICHOLAS D STANTON
38 S HILLSIDE TER
MADISON, WI 53705

143 RED COTTAGE, LLC
C/O JAMES & LORI HECKENDORF
1024 TARRANT DRIVE
FONTANA, WI 53125

STEPHEN L NASS
N8330 JACKSON ROAD
WHITEWATER, WI 53190

JAMES D ULRICH
BRADLEY LOWREY
PO BOX 233
WHITEWATER, WI 53190

MAIN STREET WHITEWATER LLC
PO BOX 126
WHITEWATER WI 53190

1041 STARIN LLC
N1190 COUNTY ROAD N
WHITEWATER, WI 53190

PROPERTY HOLDINGS BADGER
LLC
4893 LARSEN BEACH RD
MCFARLAND, WI 53558

DLK ENTERPRISES, INC
PO BOX 239
WHITEWATER, WI 53190

DLK 158 SOUTH COTTAGE LLC
PO BOX 239
WHITEWATER, WI 53190

MORGAN PROBST
230 S COTTAGE STREET
WHITEWATER, WI 53190

TERRI JO BARRETT
217 S COTTAGE STREET
WHITEWATER WI 53190

Item 4.

HANNAH MARIE DELANEY
ALEXANDER DALE-DICE KNEDLER
221 S COTTAGE STREET
WHITEWATER WI

ROBERT A JANKE
CORRISSA J JANKE
229 S COTTAGE STREET
WHITEWATER, WI 53190

LADWIG & VOS INC
140 LONGMEADOW DRIVE
BURLINGTON, WI 53105

SAMUEL M MCCLURE
RACHAEL H NEITZEL
224 S PRAIRIE STREET
WHITEWATER WI 53190

MR WHITEWATER PROPERTY
MANAGEMENT INC
N9503 WOODWARD ROAD
WHITEWATER, WI 53190

DONALD R GASTROW
DIEANE K STREHLOW
705 W CENTER STREET
WHITEWATER, WI 53190

CAMDEN MANAGEMENT LLC
408 PANTHER CT
WHITEWATER, WI 53190

WHITEWATER SCHOOL DISTRICT
419 S ELIZABETH STREET
WHITEWATER, WI 53190

STEVEN K STARGARDT
LORI A STARGARDT
233 S PRAIRIE STREET
WHITEWATER WI 53190

JEREMY J BLOCK
BILLIE JO BLOCK
620 HIGH STREET
WHITEWATER, WI 53190

ANTHONY GAMBOECK
TAYLOR GAMBOECK
612 W HIGH STREET
WHITEWATER WI 53190

THOMAS C ZOERNER
MARGO ZOERNER
103 86TH PL
PLEASANT PRAIRIE WI 53158

MIQUIS LLC
11337 E COUNTY ROAD N
WHITEWATER, WI 53190

523 WEST CENTER LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL 215 SOUTH BOONE LLC
PO BOX 239
WHITEWATER, WI 53190

RODRIGUEZ PROPERTIES, LLC
N9707 N MCCORD ROAD
WHITEWATER WI 53190

KACHEL 214 SOUTH JANESVILLE
LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL 218 SOUTH JANESVILLE
LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL 210 SOUTH JANESVILLE
LLC
PO BOX 239
WHITEWATER, WI 53190

ERIC LEHRER
243 S PRAIRIE STREET
WHITEWATER, WI 53190

ELMER D MEGNA
KELLY MARIE MEGNA
W159 S7439 QUIETWOOD CT
MUSKEGO WI 53150

SANTOS J BARAJAS
615 HIGH STREET
WHITEWATER, WI 53190

STANLEY LANGHOFF
CINDY LANGHOFF
609 HIGH STREET
WHITEWATER, WI 53190

WHITEWATER BIBLE CHURCH
511 W HIGH STREET
WHITEWATER, WI 53190

ANTHONY M PETERS
KIMBERLY PETERS
254 S JANESVILLE STREET
WHITEWATER, WI 53190

ANR HOMES LLC
2633 W HICKORY LN
MEQUON, WI 53092

ANTHONY J SCHAAR
712 ELIZABETH DRIVE
WOOD DALE, IL 60191-2300

RICHARD R REUTELL
274 S JANESVILLE ST
WHITEWATER, WI 53190

CAMERY MANAGEMENT LLC
408 PANTHER CT
WHITEWATER, WI 53190

ARKI PRAIRIE LLC
W396 S3675 HARDSCRABBLE RD
DOUSMAN, WI 53118

DENVER SCHUELER
267 S PRAIRIE STREET
WHITEWATER, WI 53190

MELISSA R MIRITZ
454 S DOUGLAS CT
WHITEWATER, WI 53190

LINDGREN TRUST
245 S COTTAGE STREET
WHITEWATER, WI 53190

JESUS GOMEZ
BEATRIZ GOMEZ
249 S COTTAGE STREET
WHITEWATER, WI 53190

KELLY M S STRAIT
244 S COTTAGE STREET
WHITEWATER, WI 53190

CERANSKE PROPERTY
MANAGEMENT LLC
N9503 WOODWARD RD
WHITEWATER, WI 53190

CARLOS KEVIN VASQUEZ
256 S FRANKLIN ST
WHITEWATER, WI 53190

DANIEL W RICHARDSON TRUST
PATRICIA BLACKMER TRUST
445 W CENTER ST
WHITEWATER, WI 53190

KENNETH R GRAY
451 W CENTER STREET
WHITEWATER, WI 53190

SIMMONS RENTAL PROPERTIES,
LLC
N26143 JOE COULEE ROAD
BLAIR, WI 54616

KACHEL LP 238 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

JAIME E GONZALEZ VASQUEZ
KARINA E GONZALEZ
227 S BOONE CT
WHITEWATER, WI 53190

PROPERTY HOLDINGS BADGER
LLC
4893 LARSEN BEACH ROAD
MCFARLAND, WI 53558

KENDRICK WILLIAM JOHNSON
19510 223RD AVE NE
WOODVILLE, WA 98077

ESSENTIAL MEDIA ELEMENTS
110 MCCOY PARK ROAD
FORT ATKINSON, WI 53538

KACHEL 200 SOUTH FRANKLIN
LLC
PO BOX 239
WHITEWATER WI 53190

MERCY HOSPITAL OF JANSVILLE
C/O VICE PRESIDENT OF FINANCE
1000 MINERAL POINT AVE
JANESVILLE, WI 53545

KACHEL 200 SOUTH FRANKLIN
LLC
PO BOX 239
WHITEWATER, WI 53190

PINNACLE ASSISTATED LIVING
SERVICS LLC
ALLIED CARE LLC
146 S CHURCH STREET
WHITEWATER, WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 5.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Item 5.

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

Item 5.

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Item 5.

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

Item 5.

New Business Use/Operation Information

Description of Business Use or Operations*

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)

Building A*

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 5.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

Item 5.

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

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
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing

- ☐ Production, or processing, cleaning, servicing, testing or remailer 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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's 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*

PROJECT LOCATION*

APPLICANT INFORMATION

NAME*

MAILING (BILLING) ADDRESS*

PHONE*

EMAIL ADDRESS*

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

Item 5.

12-8-2025

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

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Big Brick Park located at 611 W Center Street. Tax Parcel ID #/CL 00035 from R-2 (One and Two Family Residence District) to I (Institutional District)

The Conditional Use Permit Proposal is on file in the Community Development 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, Zoning Specialist

BIG GREEN HOUSE, LLC
1024 TARRANT DRIVE
FONTANA, WI 53125

MIQIS LLC
222 E LAKE VIEW DRIVE
WHITEWATER, WI 53190

KACHEL 514 WEST CENTER LLC
PO BOX 239
WHITEWATER, WI 53190

MAIN STREET WHITEWATER LLC
W9597 BREIDSAN HILL DRIVE
WHITEWATER, WI 53190

DLK 532 WEST CENTER LLC
PO BOX 239
WHITEWATER, WI 53190

LEE L DANIELS TRUST
ROBERT F KANTIN TRUST
3445 CEDAR DRIVE
PARK CITY UT 84098

712 CENTER LLC
C/O JAMES & LORI HECKENDORF
1024 TARRANT DRIVE
FONTANA, WI 53125

DLK 136 SOUTH COTTAGE LLC
PO BOX 239
WHITEWATER, WI 53190

JAMES STEWART TRUST
CLAIRE STEWART TRUST
745 W CENTER STREET
WHITEWATER, WI 53190

ALBERTO MARTINEZ MOCTEZUMA
ALMA ANGELICA MARTINEZ
727 W CENTER ST
WHITEWATER, WI 53190

BIG WHITE HOUSE, LLC
C/O JAMES & LORI HECKENDORF
1024 TARRANT DRIVE
FONTANA, WI 53125

D & L TRIEBOLD TRUST
N7618 ENGEL ROAD
WHITEWATER WI 53190

KACHEL 518 WEST CENTER LLC
PO BOX 239
WHITEWATER, WI 53190

WHITEWATER DEVELOPMENT LLC
PO BOX 239
WHITEWATER WI 53190

KACHEL 524 WEST CENTER LLC
PO BOX 239
WHITEWATER WI 53190

FIRST UNITED METHODIST
CHURCH
145 S PRAIRIE STREET
WHITEWATER, WI 53190

KACHEL 210 SOUTH FRANKLIN
LLC
PO BOX 239
WHITEWATER, WI 53190

DLK 148 SOUTH COTTAGE LLC
PO BOX 239
WHITEWATER WI 53190

LADWIG & VOS INC
140 LONGMEADOW DRIVE
BURLINGTON, WI 53105

NICHOLAS D STANTON
38 S HILLSIDE TER
MADISON, WI 53705

143 RED COTTAGE, LLC
C/O JAMES & LORI HECKENDORF
1024 TARRANT DRIVE
FONTANA, WI 53125

STEPHEN L NASS
N8330 JACKSON ROAD
WHITEWATER, WI 53190

JAMES D ULRICH
BRADLEY LOWREY
PO BOX 233
WHITEWATER, WI 53190

MAIN STREET WHITEWATER LLC
PO BOX 126
WHITEWATER WI 53190

1041 STARIN LLC
N1190 COUNTY ROAD N
WHITEWATER, WI 53190

PROPERTY HOLDINGS BADGER
LLC
4893 LARSEN BEACH RD
MCFARLAND, WI 53558

DLK ENTERPRISES, INC
PO BOX 239
WHITEWATER, WI 53190

DLK 158 SOUTH COTTAGE LLC
PO BOX 239
WHITEWATER, WI 53190

MORGAN PROBST
230 S COTTAGE STREET
WHITEWATER, WI 53190

TERRI JO BARRETT
217 S COTTAGE STREET
WHITEWATER WI 53190

Item 5.

HANNAH MARIE DELANEY
ALEXANDER DALE-DICE KNEDLER
221 S COTTAGE STREET
WHITEWATER WI

ROBERT A JANKE
CORRISSA J JANKE
229 S COTTAGE STREET
WHITEWATER, WI 53190

LADWIG & VOS INC
140 LONGMEADOW DRIVE
BURLINGTON, WI 53105

SAMUEL M MCCLURE
RACHAEL H NEITZEL
224 S PRAIRIE STREET
WHITEWATER WI 53190

MR WHITEWATER PROPERTY
MANAGEMENT INC
N9503 WOODWARD ROAD
WHITEWATER, WI 53190

DONALD R GASTROW
DIEANE K STREHLOW
705 W CENTER STREET
WHITEWATER, WI 53190

CAMDEN MANAGEMENT LLC
408 PANTHER CT
WHITEWATER, WI 53190

WHITEWATER SCHOOL DISTRICT
419 S ELIZABETH STREET
WHITEWATER, WI 53190

STEVEN K STARGARDT
LORI A STARGARDT
233 S PRAIRIE STREET
WHITEWATER WI 53190

JEREMY J BLOCK
BILLIE JO BLOCK
620 HIGH STREET
WHITEWATER, WI 53190

ANTHONY GAMBOECK
TAYLOR GAMBOECK
612 W HIGH STREET
WHITEWATER WI 53190

THOMAS C ZOERNER
MARGO ZOERNER
103 86TH PL
PLEASANT PRAIRIE WI 53158

MIQUIS LLC
11337 E COUNTY ROAD N
WHITEWATER, WI 53190

523 WEST CENTER LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL 215 SOUTH BOONE LLC
PO BOX 239
WHITEWATER, WI 53190

RODRIGUEZ PROPERTIES, LLC
N9707 N MCCORD ROAD
WHITEWATER WI 53190

KACHEL 214 SOUTH JANESVILLE
LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL 218 SOUTH JANESVILLE
LLC
PO BOX 239
WHITEWATER, WI 53190

KACHEL 210 SOUTH JANESVILLE
LLC
PO BOX 239
WHITEWATER, WI 53190

ERIC LEHRER
243 S PRAIRIE STREET
WHITEWATER, WI 53190

ELMER D MEGNA
KELLY MARIE MEGNA
W159 S7439 QUIETWOOD CT
MUSKEGO WI 53150

SANTOS J BARAJAS
615 HIGH STREET
WHITEWATER, WI 53190

STANLEY LANGHOFF
CINDY LANGHOFF
609 HIGH STREET
WHITEWATER, WI 53190

WHITEWATER BIBLE CHURCH
511 W HIGH STREET
WHITEWATER, WI 53190

ANTHONY M PETERS
KIMBERLY PETERS
254 S JANESVILLE STREET
WHITEWATER, WI 53190

ANR HOMES LLC
2633 W HICKORY LN
MEQUON, WI 53092

ANTHONY J SCHAAR
712 ELIZABETH DRIVE
WOOD DALE, IL 60191-2300

RICHARD R REUTELL
274 S JANESVILLE ST
WHITEWATER, WI 53190

CAMERY MANAGEMENT LLC
408 PANTHER CT
WHITEWATER, WI 53190

ARKI PRAIRIE LLC
W396 S3675 HARDSCRABBLE RD
DOUSMAN, WI 53118

DENVER SCHUELER
267 S PRAIRIE STREET
WHITEWATER, WI 53190

MELISSA R MIRITZ
454 S DOUGLAS CT
WHITEWATER, WI 53190

LINDGREN TRUST
245 S COTTAGE STREET
WHITEWATER, WI 53190

JESUS GOMEZ
BEATRIZ GOMEZ
249 S COTTAGE STREET
WHITEWATER, WI 53190

KELLY M S STRAIT
244 S COTTAGE STREET
WHITEWATER, WI 53190

CERANSKE PROPERTY
MANAGEMENT LLC
N9503 WOODWARD RD
WHITEWATER, WI 53190

CARLOS KEVIN VASQUEZ
256 S FRANKLIN ST
WHITEWATER, WI 53190

DANIEL W RICHARDSON TRUST
PATRICIA BLACKMER TRUST
445 W CENTER ST
WHITEWATER, WI 53190

KENNETH R GRAY
451 W CENTER STREET
WHITEWATER, WI 53190

SIMMONS RENTAL PROPERTIES,
LLC
N26143 JOE COULEE ROAD
BLAIR, WI 54616

KACHEL LP 238 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

JAIME E GONZALEZ VASQUEZ
KARINA E GONZALEZ
227 S BOONE CT
WHITEWATER, WI 53190

PROPERTY HOLDINGS BADGER
LLC
4893 LARSEN BEACH ROAD
MCFARLAND, WI 53558

KENDRICK WILLIAM JOHNSON
19510 223RD AVE NE
WOODVILLE, WA 98077

ESSENTIAL MEDIA ELEMENTS
110 MCCOY PARK ROAD
FORT ATKINSON, WI 53538

KACHEL 200 SOUTH FRANKLIN
LLC
PO BOX 239
WHITEWATER WI 53190

MERCY HOSPITAL OF JANSVILLE
C/O VICE PRESIDENT OF FINANCE
1000 MINERAL POINT AVE
JANESVILLE, WI 53545

KACHEL 200 SOUTH FRANKLIN
LLC
PO BOX 239
WHITEWATER, WI 53190

PINNACLE ASSISTATED LIVING
SERVICS LLC
ALLIED CARE LLC
146 S CHURCH STREET
WHITEWATER, WI 53190

Legal Landscape

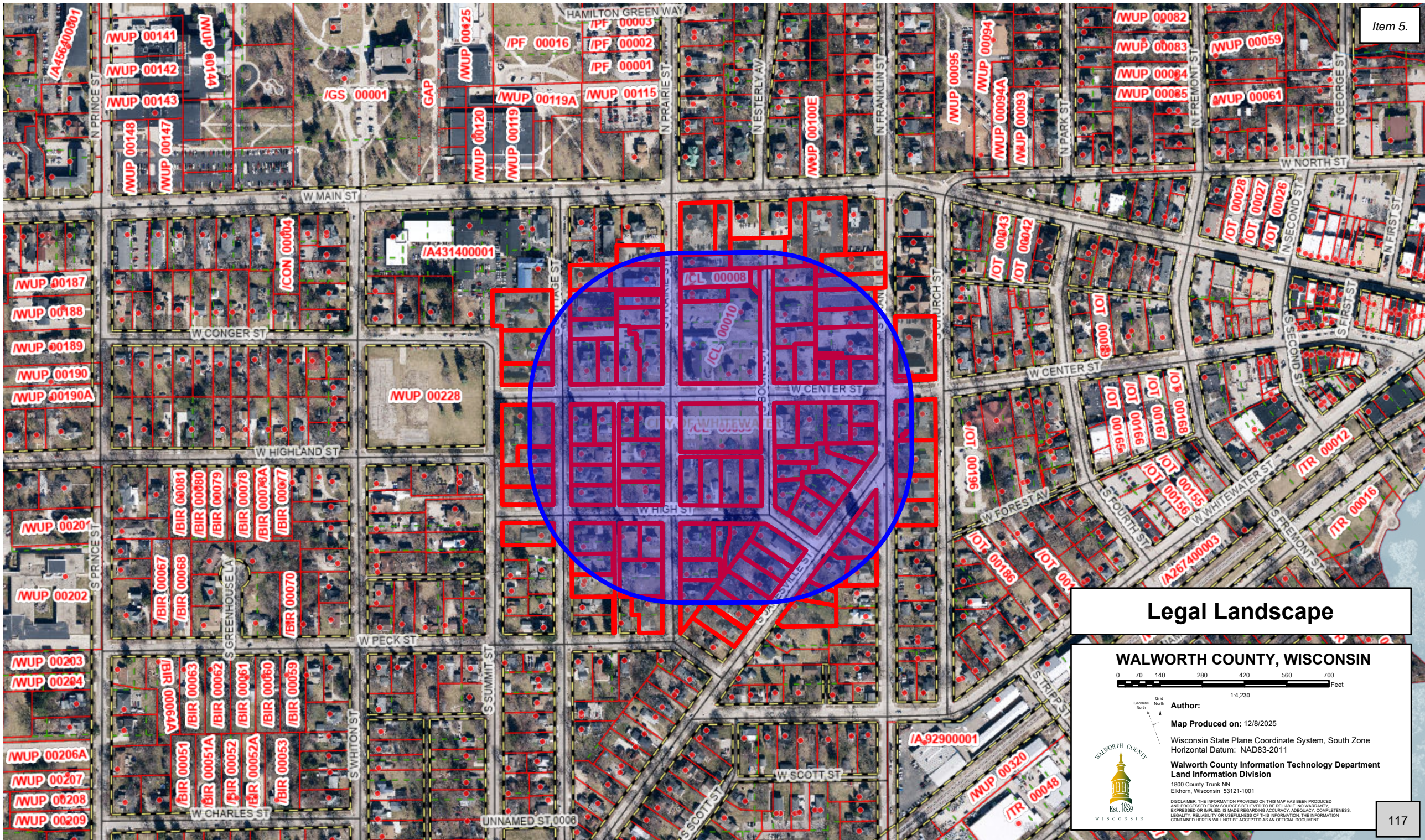
WALORTH COUNTY, WISCONSIN

0 70 140 280 420 560 700 Feet
Grid North
Geodetic North

Author:
Map Produced on: 12/8/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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Legal Landscape

WALORTH COUNTY, WISCONSIN

0 70 140 280 420 560 700 Feet
Scale: 1:4,230

Grid North
Geoid North

Author:
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Land Information Division**
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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Item 5.

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Legal Landscape

WALORTH COUNTY, WISCONSIN

0 70 140 280 420 560 700 Feet
Grid North
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Land Information Division**
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Elkhorn, Wisconsin 53121-1001

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MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 6.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Item 6.

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

Item 6.

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Item 6.

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Property Tax Key #*

Tenant Information

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

Item 6.

New Business Use/Operation Information

Description of Business Use or Operations*

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)

Building A*

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 6.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

Item 6.

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

Licenses/Permits

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

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
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing

- ☐ Production, or processing, cleaning, servicing, testing or remailer 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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 6.

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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

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

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Clay Street Nature Park located at 511 E Clay Street, Parcel IDs #/A392500001 and /WUP 00318 from R-2 (One and Two Family Residence District) to I (Institutional District).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

JONATHAN A TANIS
PO BOX 538
WHITEWATER, WI 53190

PATRICK A MCCORMICK TRUST
CAROL A MCCORMICK TRUST
555 E CLAY STREET
WHITEWATER, WI 53190

SHANNON PREVITE
565 E CLAY STREET
WHITEWATER, WI 53190

ROBIN MERTENS
KORIE MERTENS
N6453 WHITE OAK CT
DELVAN, WI 53115

LOIS ZIPP TRUST
PO BOX 236
WHITEWATER, WI 53190

DENNIS C FERO
JUDY A FERO
429 S PRINCE STREET
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER STREET
WHITEWATER, WI 53190

CHRISTINE NELSON TRUST
531 E CLAY STREET
WHITEWATER, WI 53190

RONALD R SCHILT
545 E CLAY STREET
WHITEWATER, WI 53190

ALFONSO BARAJAS
KATE J BARAJAS JASSO
541 E CLAY STREET
WHITEWATER, WI 53190

ALLAN T STARK
578 E CLAY STREET
WHITEWATER, WI 53190

MICHAEL STECK
BRANDON GIANAKOS
558 E CLAY STREET
WHITEWATER, WI 53190

ERNEST R STAEBELR TRUST
MARGARET N STAEBLER TRUST
419 E CLAY STREET
WHITEWATER, WI 53190

RAYMOND WITTERHOLT
530 E CLAY STREET
WHITEWATER, WI 53190

EUNICE KINCAID
4366 WINDSOR ROAD
WINDSOR, WI 53598

RONALD T GRISCHOW
516 E CLAY STREET
WHITEWATER, WI 53190

KARLA M ADAMS
504 E CLAY STREET
WHITEWATER, WI 53190

GAVIN BALK
TIFFANY GOTT
512 E CLAY STREET
WHITEWATER, WI 53190

RICHARDS F JONES
235 DANN STREET
WHITEWATER, WI 53190

MARIA DOLORES DASILVA
217 S DANN STREET
WHITEWATER, WI 53190

HARTMANN ENTERPRISES LLC
336 INDIAN MOUNT PKWY
WHITEWATER, WI 53190

RICHARD H KRAUSE JR TRUST
PAMELA T KRAUS TRUST
N8039 HWY 89
WHITEWATER, WI 53190

GARY MICKELSON TRUST
1644 TURTLE MOUND LANE
WHITEWATER, WI 53190

RICHARD J EHRENBURG
YONG-JA EHRENBURG
505 E CLAY STREET
WHITEWATER, WI 53190

TAMMY L HUME
RONALD L SHOEMAKER
1039 JERMORE AVENUE
JANESVILLE, WI 54546

BRADEN ROMBERG
431 E MILWAUKEE STREET
WHITEWATER, WI 53190

D & L TRIEBOLD TRUST
N7618 ENGEL ROAD
WHITEWATER, WI 53190

IVAN CORTEZ
454 S DOUGLAS COURT
WHITEWATER, WI 53190

GARY J O'DONNELL
239 S RIDGE STREET
WHITEWATER, WI 53190

KELLY S O'DONNELL
247 S RIDGE STREET
WHITEWATER, WI 53190

HOL-HAC LLC
1691 MOUND VIEW PL
WHITEWATER, WI 53190

KRYSTINA FUHRER
424 E CLAY ST
WHITEWATER, WI 53190

JENNA GIBSON
240 S DANN STREET
WHITEWATER, WI 53190

Item 6.

CARLA RIEKEN
232 S DANN STREET
WHITEWATER, WI 53190

JAMES R BURNS
W8709 TERRITORIAL ROAD
WHTIEWATER, WI 53190

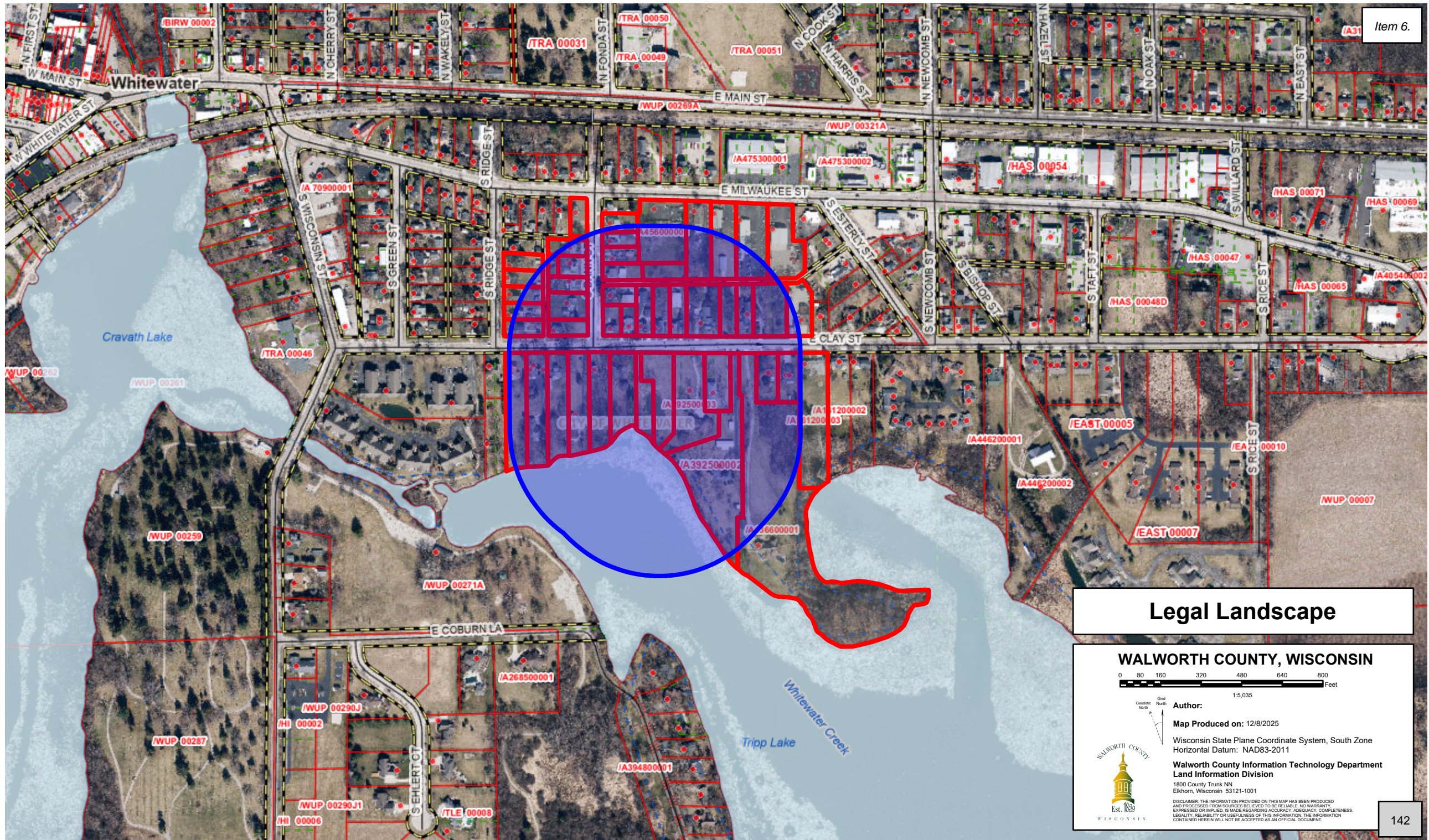
DEJESUS TREJO SANDOVAL
220 S DANN STREET
WHITEWATER, WI 53190

NANCY A MACCOY
W1250 ARBOR LAKE N
LYNDON STATION, WI 53944

LEE F LOVEALL JR
515 E MILWAUKEE STREET
WHITEWATER, WI 53190

MICHALE J KANNICH
229 S DANN STREET
WHITEWATER, WI 53190

LEE F LOVEALL
W6012 TERRITORIAL ROAD
ELKHORN, WI 53190



Item 6.

Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 80 160 320 480 640 800 Feet

1:5,035



Author:

Map Produced on: 12/8/2025

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

**Walworth County Information Technology Department
Land Information Division**

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 7.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Item 7.

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

Item 7.

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Item 7.

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

Item 7.

New Business Use/Operation Information

Description of Business Use or Operations*

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)

Building A*

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 7.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

Item 7.

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 7.

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*

PROJECT LOCATION*

APPLICANT INFORMATION

NAME*

MAILING (BILLING) ADDRESS*

PHONE*

EMAIL ADDRESS*

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

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

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

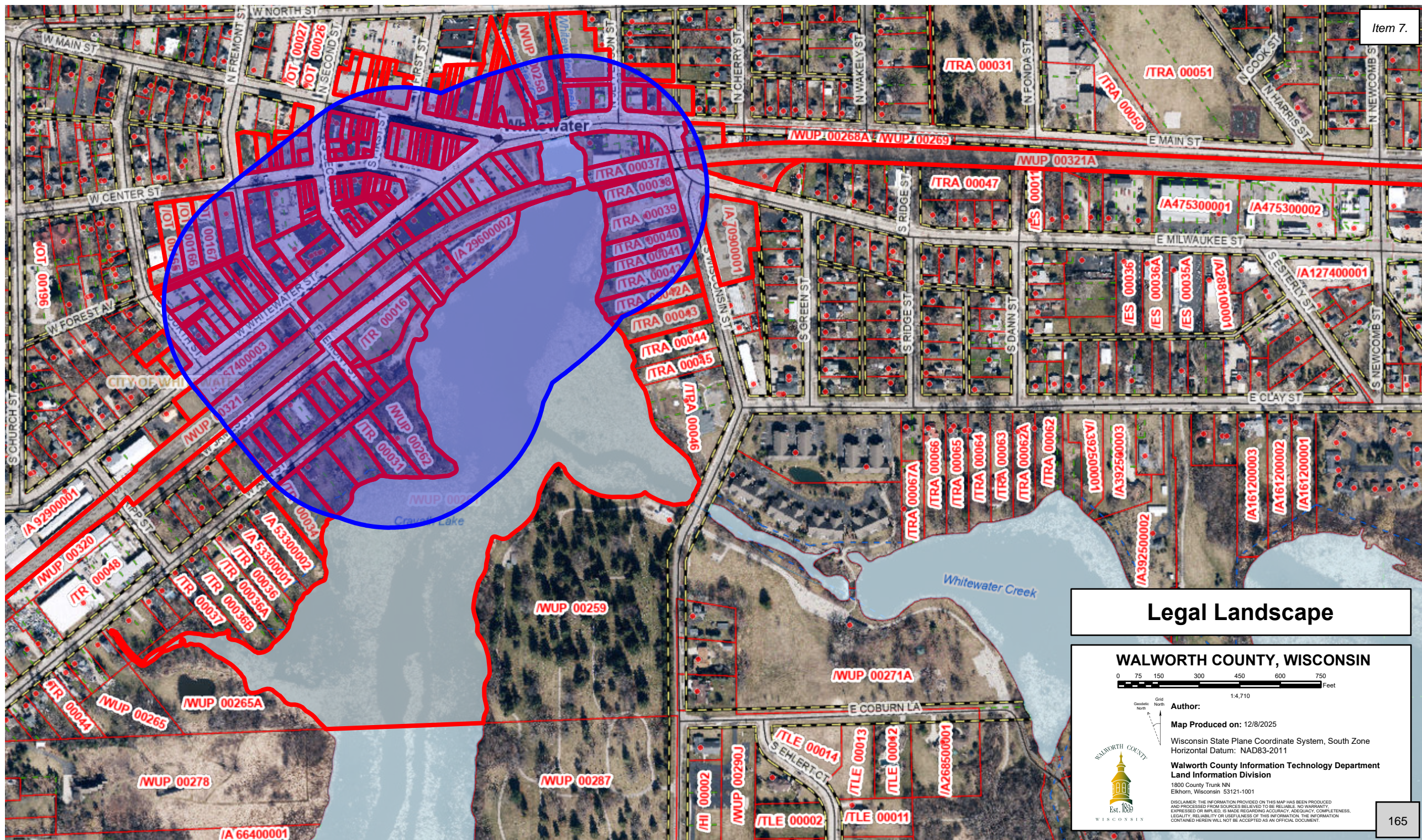
A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Cravath Lake Front Park located 341 S Fremont Street. Tax Parcel IDs # /WUP 00264, /TR 00018, TR 00017, /WUP 00260, TR 00016, TR 00015, TR 00014A, TR 00012, TR 00010, /A29600001 and /A29600002 from B-2 (Central Business District), R-3 (Multi-Family Residence District and PD (Planned Development) to I (Institutional).

The Rezone Application is on file in the Community Development 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, Zoning Specialist



JONATHAN A TANIS
PO BOX 538
WHITEWATER, WI 53190

PATRICK A MCCORMICK TRUST
CAROL A MCCORMICK TRUST
555 E CLAY STREET
WHITEWATER, WI 53190

SHANNON PREVITE
565 E CLAY STREET
WHITEWATER, WI 53190

ROBIN MERTENS
KORIE MERTENS
N6453 WHITE OAK CT
DELVAN, WI 53115

LOIS ZIPP TRUST
PO BOX 236
WHITEWATER, WI 53190

DENNIS C FERO
JUDY A FERO
429 S PRINCE STREET
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER STREET
WHITEWATER, WI 53190

CHRISTINE NELSON TRUST
531 E CLAY STREET
WHITEWATER, WI 53190

RONALD R SCHILT
545 E CLAY STREET
WHITEWATER, WI 53190

ALFONSO BARAJAS
KATE J BARAJAS JASSO
541 E CLAY STREET
WHITEWATER, WI 53190

ALLAN T STARK
578 E CLAY STREET
WHITEWATER, WI 53190

MICHAEL STECK
BRANDON GIANAKOS
558 E CLAY STREET
WHITEWATER, WI 53190

ERNEST R STAEBELR TRUST
MARGARET N STAEBLER TRUST
419 E CLAY STREET
WHITEWATER, WI 53190

RAYMOND WITTERHOLT
530 E CLAY STREET
WHITEWATER, WI 53190

EUNICE KINCAID
4366 WINDSOR ROAD
WINDSOR, WI 53598

RONALD T GRISCHOW
516 E CLAY STREET
WHITEWATER, WI 53190

KARLA M ADAMS
504 E CLAY STREET
WHITEWATER, WI 53190

GAVIN BALK
TIFFANY GOTT
512 E CLAY STREET
WHITEWATER, WI 53190

RICHARDS F JONES
235 DANN STREET
WHITEWATER, WI 53190

MARIA DOLORES DASILVA
217 S DANN STREET
WHITEWATER, WI 53190

HARTMANN ENTERPRISES LLC
336 INDIAN MOUNT PKWY
WHITEWATER, WI 53190

RICHARD H KRAUSE JR TRUST
PAMELA T KRAUS TRUST
N8039 HWY 89
WHITEWATER, WI 53190

GARY MICKELSON TRUST
1644 TURTLE MOUND LANE
WHITEWATER, WI 53190

RICHARD J EHRENBURG
YONG-JA ENRENBURG
505 E CLAY STREET
WHITEWATER, WI 53190

TAMMY L HUME
RONALD L SHOEMAKER
1039 JERMONE AVENUE
JANESVILLE, WI 54546

BRADEN ROMBERG
431 E MILWAUKEE STREET
WHITEWATER, WI 53190

D & L TRIEBOLD TRUST
N7618 ENGEL ROAD
WHITEWATER, WI 53190

IVAN CORTEZ
454 S DOUGLAS COURT
WHITEWATER, WI 53190

GARY J O'DONNELL
239 S RIDGE STREET
WHITEWATER, WI 53190

KELLY S O'DONNELL
247 S RIDGE STREET
WHITEWATER, WI 53190

HOL-HAC LLC
1691 MOUND VIEW PL
WHITEWATER, WI 53190

KRYSTINA FUHRER
424 E CLAY ST
WHITEWATER, WI 53190

JENNA GIBSON
240 S DANN STREET
WHITEWATER, WI 53190

Item 7.

CARLA RIEKEN
232 S DANN STREET
WHITEWATER, WI 53190

JAMES R BURNS
W8709 TERRITORIAL ROAD
WHTIEWATER, WI 53190

DEJESUS TREJO SANDOVAL
220 S DANN STREET
WHITEWATER, WI 53190

NANCY A MACCOY
W1250 ARBOR LAKE N
LYNDON STATION, WI 53944

LEE F LOVEALL JR
515 E MILWAUKEE STREET
WHITEWATER, WI 53190

MICHALE J KANNICH
229 S DANN STREET
WHITEWATER, WI 53190

LEE F LOVEALL
W6012 TERRITORIAL ROAD
ELKHORN, WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

J VULTAGGIO LLC
W2862 STATE RD 59
WHITEWATER, WI 53190

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

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

BRENDA J SCHUMACHER
120 N PARK STREET
WHITEWATER, WI 53190

MATHEW S PRATER
130 N PARK STREET
WHITEWATER, WI 53190

CHRISTINA PAGE
136 N PARK STREET
WHITEWATER, WI 53190

STEVEN WAGNER
RACHEL WAGNER
142 N PARK STREET
WHITEWATER, WI 53190

HANNAH LEQUIRE
148 N PARK STREET
WHITEWATER, WI 53190

KAREN M FISHER
125 N FRANKLIN ST
WHITEWATER, WI 53190

MICHALE B JONELY
JEANNE M JONELY
131 N FRANKLIN ST
WHITEWATER, WI 53190

THEODORE T STRADINGER
137 N FRANKLIN STREET
WHITEWATER, WI 53190

MYRON R PAYNTER TRUST
NORBERTA A PAYNTER TRUST
143 N FRANKLIN ST
WHITEWATER WI 53190

ELENA LEVY-NAVARRO
124 N FRANKLIN ST
WHITEWATER, WI 53190

DENISE HOGLUND
132 N FRANKLIN ST
WHITEWATER, WI 53190

ROBERT M SCHRAMM
MARGARET T SCHRAMM
138 N FRANKLIN ST
WHITEWATER, WI 53190

LIVING WORD FELLOWSHIP OF
WHITEWATER INC
212 W MAIN ST
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

KICH PROPERTIES, LLC
N7296 LAKESHORE AVE
ELKHORN, WI 53121

ST JOHN LODGE 57 F. & A.M.
266 W MAIN STREET
WHITEWATER, WI 53190

RIEK RD LLC
PO BOX 233
WHITEWATER, WI 53190

310 ALAMO LLC
1024 TARRANT DR
FONTANA, WI 53125

314 MAIN LLC
1024 TARRANT DR
FONTANA, WI 53190

KAREN AND MARK BARBAR
328 W MAIN ST
WHITEWATER, WI 53190

KACHEL LP 253 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

BART J KRAUS
110 S FREMONT
WHITEWATER, WI 53190

TIMOHTY AND MAKENZIE
BRECKENRIDGE
N2747 WILLING RD
JEFFERSON, WI 53549

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

BLGL LLC
1691 MOUNDVIEW PL
WHITEWATER, WI 53190

BLJU INVESTMENTS LLC
PO BOX 233
WHITEWATER, WI 53190

FIRST CITIZENS STATE BANK
207 W MAIN ST
WHITEWATER, WI 53190

AT & T PROPERTY MANAGEMENT
ATTN PAT HEATHER
918 N 26TH ST
MILWAUKEE, WI 53233

RLA 316-318 CENTER LLC
895 E BRIAR RIDGE DR
BROOKFIELD, WI 53045

RLA 324-326 CENTER LLC
895 E BRIAR RIDGE DR
BROOKFIELD, WI 53045

332 CENTER LLC
C/O JAMES 7 LORI HECKENDORF
1024 TARRANT DR
FONTANA, WI 53125

LADWIG & VOS INC
140 LONGMEADOW DR
BURLINGTON, WI 53105

BILHORN PROPERTIES III LLC
282 NORTHSIDE DR
MILTON, WI 53563

BRIAN JOHN BUHROW
424 W CENTER ST
WHITEWATER, WI 53190

RLA PROPERTIES, LLC
895 E BRIAR RIDGE DR
WHITEWATER, WI 53190

U & S INVESTMENTS, LLC
139 S CHURCH ST
WHITEWATER, WI 53190

GREGORY J PORCARO
SHARON A PORCARO
430 W CENTER ST
WHITEWATER, WI 53190

TIMOHTY J DICKSON
JEAN A DICKSON
115 N PARK ST
WHITEWATER, WI 53190

BRIAN J CRHISTIAN
AMY M CHRISTIAN
121 N PARK ST
WHITEWATER, WI 53190

CESAR VALADEZ
BRENDA N VALADEZ
129 N PARK ST
WHITEWATER, WI 53109

DENNIS WAGA
135 N PARK ST
WHITEWATER, WI 53190

RONNIE J SDANO
ROBIN L SDANO
143 N PARK ST
WHITEWATER, WI 53190

GREGG A GAUGER
145 N FREMONT ST
WHITEWATER, WI 53190

BRADLEY J MORTON
KODI S MORTON
131 N FREMONT ST
WHITEWATER, WI 53190

JAMES EHLERS TRUST
11325 E KEATS AVE
MESA, AZ 85209

BLAKE S SCHARINE
4213 N SCHARINE RD
WHITEWATER, WI 53190

JOSE F SOTO
AMANDA R SOTO
234 W NORTH ST
WHITEWATER, WI 53190

D & L TREIBOLD TRUST
N7618 ENGEL RD
WHITEWATER, WI 53190

CALEB BROCKMANN
166 FREMONT ST
WHITEWATER, WI 53190

KARL BROWN
BRIENNE DIEBOLT-BROWN
156 N FREMONT ST
WHITEWATER, WI 53190

STEPHANIE BRAGANZA
1317 TEMKIN AVE APT 5
MADISON, WI 53705

BRADLEY J MARKHAM
DIANE E MARKHAM
142 N FREMONT ST
WHITEWATER, WI 53190

COURTNEY WILT
130 N FREMONT ST
WHITEWATER, WI 53190

MATTHEW J PORTER
126 N FREMONT ST
WHITEWATER, WI 53190

DANIEL VANG
LEE VANG
W5255 E RAPIDS RD
JEFFESON, WI 53549

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

BRUCE AND SANDRA COHEN
326 W NORTH ST
WHITEWATER, WI 53190

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

BNC RENTALS LLC
W4912 FARM VILLAGE LN
ELKHORN, WI 53121

BLACK HAWK PHASE III LLC
1 MILWAUKEE AVE W
FORT ATKINSON, WI 53538

DLK FARM SERVICE INC
PO BOX 239
WHITEWATER, WI 53190

LAMDA IOTA ZETA HOUSE
CORPORATION OF LAMBDA CHI ALPHA
FRATERNITY
C/O ROBERT HAZOD
13525 W CRAWFORD DR
NEW BERLIN WI 53151
KATHLEEN A BRADY
115 N FRANKLIN ST
WHITEWATER, WI 53190

MERCY HOSPITAL OF JANESVILLE
C/O VICE PRESIDENT OF FINANCE
1000 MINNERAL POINT AVE
JANESVILLE, WI 53545

PINNACLE ASSISTED LIVING
SERVICES LLC
ALLIED CARE LLC
146 S CHURCH ST
WHITEWATER, WI 53190

FAIRHAVEN CORPORATIO
FAIRHAVEN FOUNDATION INC
435 W STARIN RD
WHITEWATER, WI 53190

504 MAIN LLC
TINCHER REALTY
532 W MAIN ST
WHITEWATER, WI 53190

KENRICK WILLIAM JOHNSON
19510 223RD AVE NE
WOODINVILLE, WA 98077

SAINT JOHNS CHURCH
116 S CHURCH ST
WHITEWATER, WI 53190

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 8.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Item 8.

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

Item 8.

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Item 8.

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

Item 8.

New Business Use/Operation Information

Description of Business Use or Operations*

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)

Building A*

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 8.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

Item 8.

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 8.

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*

PROJECT LOCATION*

APPLICANT INFORMATION

NAME*

MAILING (BILLING) ADDRESS*

PHONE*

EMAIL ADDRESS*

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

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

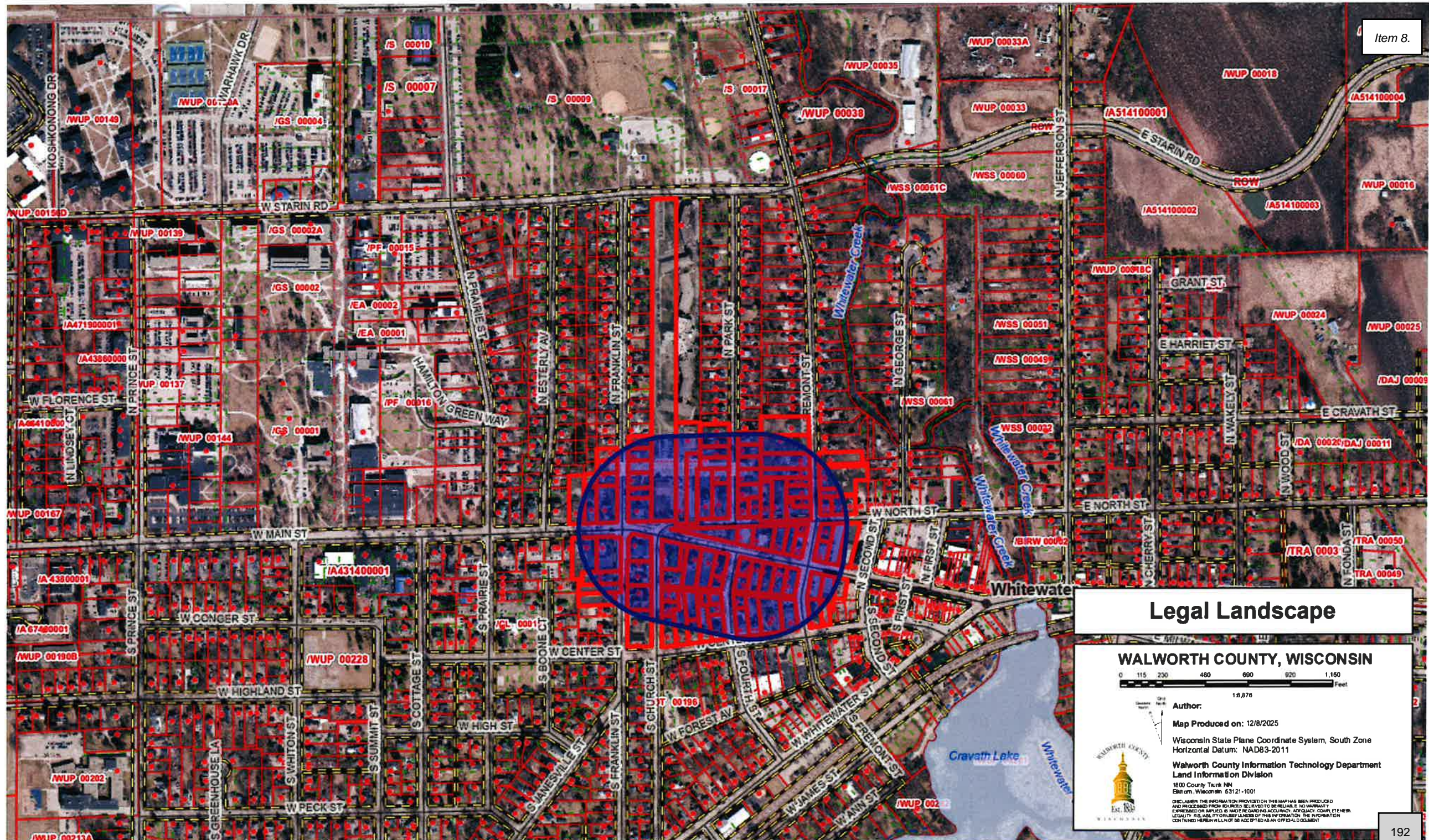
- ☐ Approved
☐ Denied

Date

Fire Department Approval

- ☐ Approved
☐ Denied

Date



Legal Landscape

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 12/8/2025

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

Walworth County Information Technology Department
Land Information Division

1800 County Trunk NW
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY IS EXPRESSED OR IMPLIED. NO MORE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, OR QUALITY. THE USER'S SOLE RESPONSIBILITY IS TO OBTAIN THE INFORMATION CONTAINED HEREIN AND NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Flat Iron Park located at 402 W Main Street, Parcel IDs #/OT 00037 and /OT 00038 from R-3 (Multifamily Residence District) to I (Institutional).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

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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

Item 9.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Item 9.

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

Item 9.

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Item 9.

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

Item 9.

New Business Use/Operation Information

Description of Business Use or Operations*

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)

Building A*

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 9.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

Item 9.

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

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
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing

- ☐ Production, or processing, cleaning, servicing, testing or remailer 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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 9.

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 by 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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

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

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Flat Iron Park located at 402 W Main Street, Parcel IDs #/OT 00037 and /OT 00038 from R-3 (Multifamily Residence District) to I (Institutional).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

J VULTAGGIO LLC
W2862 STATE RD 59
WHITEWATER, WI 53190

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

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

BRENDA J SCHUMACHER
120 N PARK STREET
WHITEWATER, WI 53190

MATHEW S PRATER
130 N PARK STREET
WHITEWATER, WI 53190

CHRISTINA PAGE
136 N PARK STREET
WHITEWATER, WI 53190

STEVEN WAGNER
RACHEL WAGNER
142 N PARK STREET
WHITEWATER, WI 53190

HANNAH LEQUIRE
148 N PARK STREET
WHITEWATER, WI 53190

KAREN M FISHER
125 N FRANKLIN ST
WHITEWATER, WI 53190

MICHALE B JONELY
JEANNE M JONELY
131 N FRANKLIN ST
WHITEWATER, WI 53190

THEODORE T STRADINGER
137 N FRANKLIN STREET
WHITEWATER, WI 53190

MYRON R PAYNTER TRUST
NORBERTA A PAYNTER TRUST
143 N FRANKLIN ST
WHITEWATER WI 53190

ELENA LEVY-NAVARRO
124 N FRANKLIN ST
WHITEWATER, WI 53190

DENISE HOGLUND
132 N FRANKLIN ST
WHITEWATER, WI 53190

ROBERT M SCHRAMM
MARGARET T SCHRAMM
138 N FRANKLIN ST
WHITEWATER, WI 53190

LIVING WORD FELLOWSHIP OF
WHITEWATER INC
212 W MAIN ST
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

KICH PROPERTIES, LLC
N7296 LAKESHORE AVE
ELKHORN, WI 53121

ST JOHN LODGE 57 F. & A.M.
266 W MAIN STREET
WHITEWATER, WI 53190

RIEK RD LLC
PO BOX 233
WHITEWATER, WI 53190

310 ALAMO LLC
1024 TARRANT DR
FONTANA, WI 53125

314 MAIN LLC
1024 TARRANT DR
FONTANA, WI 53190

KAREN AND MARK BARBAR
328 W MAIN ST
WHITEWATER, WI 53190

KACHEL LP 253 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

BART J KRAUS
110 S FREMONT
WHITEWATER, WI 53190

TIMOHTY AND MAKENZIE
BRECKENRIDGE
N2747 WILLING RD
JEFFERSON, WI 53549

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

BLGL LLC
1691 MOUNDVIEW PL
WHITEWATER, WI 53190

BLJU INVESTMENTS LLC
PO BOX 233
WHITEWATER, WI 53190

FIRST CITIZENS STATE BANK
207 W MAIN ST
WHITEWATER, WI 53190

AT & T PROPERTY MANAGEMENT
ATTN PAT HEATHER
918 N 26TH ST
MILWAUKEE, WI 53233

332 CENTER LLC
C/O JAMES 7 LORI HECKENDORF
1024 TARRANT DR
FONTANA, WI 53125

BRIAN JOHN BUHROW
424 W CENTER ST
WHITEWATER, WI 53190

GREGORY J PORCARO
SHARON A PORCARO
430 W CENTER ST
WHITEWATER, WI 53190

CESAR VALADEZ
BRENDA N VALADEZ
129 N PARK ST
WHITEWATER, WI 53109

GREGG A GAUGER
145 N FREMONT ST
WHITEWATER, WI 53190

BLAKE S SCHARINE
4213 N SCHARINE RD
WHITEWATER, WI 53190

CALEB BROCKMANN
166 FREMONT ST
WHITEWATER, WI 53190

BRADLEY J MARKHAM
DIANE E MARKHAM
142 N FREMONT ST
WHITEWATER, WI 53190

DANIEL VANG
LEE VANG
W5255 E RAPIDS RD
JEFFESON, WI 53549

RLA 316-318 CENTER LLC
895 E BRIAR RIDGE DR
BROOKFIELD, WI 53045

LADWIG & VOS INC
140 LONGMEADOW DR
BURLINGTON, WI 53105

RLA PROPERTIES, LLC
895 E BRIAR RIDGE DR
WHITEWATER, WI 53190

TIMOHTY J DICKSON
JEAN A DICKSON
115 N PARK ST
WHITEWATER, WI 53190

DENNIS WAGA
135 N PARK ST
WHITEWATER, WI 53190

BRADLEY J MORTON
KODI S MORTON
131 N FREMONT ST
WHITEWATER, WI 53190

JOSE F SOTO
AMANDA R SOTO
234 W NORTH ST
WHITEWATER, WI 53190

KARL BROWN
BRIENNE DIEBOLT-BROWN
156 N FREMONT ST
WHITEWATER, WI 53190

COURTNEY WILT
130 N FREMONT ST
WHITEWATER, WI 53190

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

RLA 324-326 CENTER LLC
895 E BRIAR RIDGE DR
BROOKFIELD, WI 53045

BILHORN PROPERTIES III LLC
282 NORTHSIDE DR
MILTON, WI 53563

U & S INVESTMENTS, LLC
139 S CHURCH ST
WHITEWATER, WI 53190

BRIAN J CRHISTIAN
AMY M CHRISTIAN
121 N PARK ST
WHITEWATER, WI 53190

RONNIE J SDANO
ROBIN L SDANO
143 N PARK ST
WHITEWATER, WI 53190

JAMES EHLERS TRUST
11325 E KEATS AVE
MESA, AZ 85209

D & L TREIBOLD TRUST
N7618 ENGEL RD
WHITEWATER, WI 53190

STEPHANIE BRAGANZA
1317 TEMKIN AVE APT 5
MADISON, WI 53705

MATTHEW J PORTER
126 N FREMONT ST
WHITEWATER, WI 53190

BRUCE AND SANDRA COHEN
326 W NORTH ST
WHITEWATER, WI 53190

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

BNC RENTALS LLC
W4912 FARM VILLAGE LN
ELKHORN, WI 53121

BLACK HAWK PHASE III LLC
1 MILWAUKEE AVE W
FORT ATKINSON, WI 53538

DLK FARM SERVICE INC
PO BOX 239
WHITEWATER, WI 53190

LAMDA IOTA ZETA HOUSE
CORPORATION OF LAMBDA CHI ALPHA
FRATERNITY
C/O ROBERT HAZOD
13525 W CRAWFORD DR
NEW BERLIN WI 53151
KATHLEEN A BRADY
115 N FRANKLIN ST
WHITEWATER, WI 53190

MERCY HOSPITAL OF JANESVILLE
C/O VICE PRESIDENT OF FINANCE
1000 MINNERAL POINT AVE
JANESVILLE, WI 53545

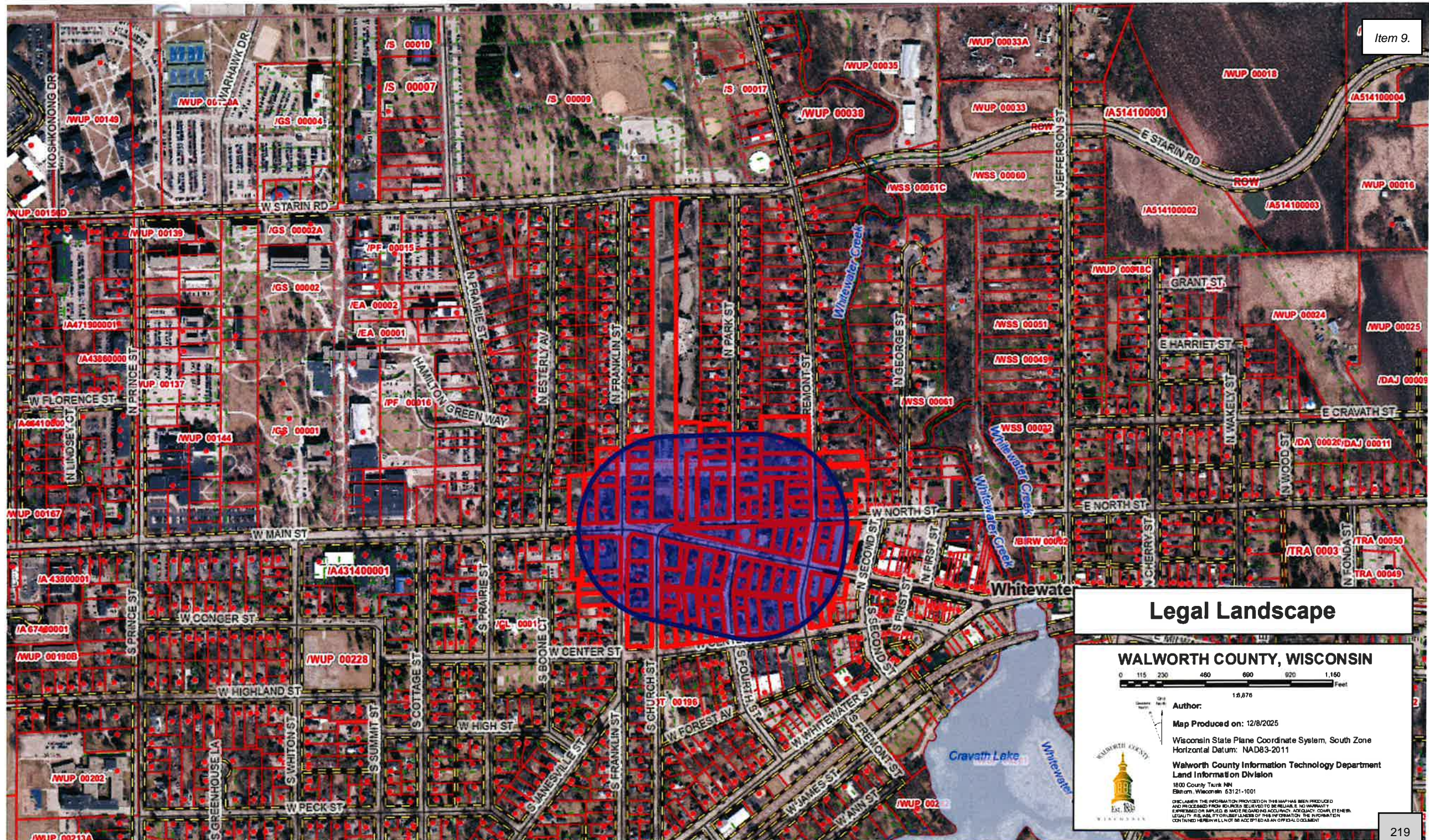
PINNACLE ASSISTED LIVING
SERVICES LLC
ALLIED CARE LLC
146 S CHURCH ST
WHITEWATER, WI 53190

FAIRHAVEN CORPORATIO
FAIRHAVEN FOUNDATION INC
435 W STARIN RD
WHITEWATER, WI 53190

504 MAIN LLC
TINCHER REALTY
532 W MAIN ST
WHITEWATER, WI 53190

KENRICK WILLIAM JOHNSON
19510 223RD AVE NE
WOODINVILLE, WA 98077

SAINT JOHNS CHURCH
116 S CHURCH ST
WHITEWATER, WI 53190



Legal Landscape

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 12/8/2025

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

Walworth County Information Technology Department
Land Information Division

1800 County Trunk NW
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY IS EXPRESSED OR IMPLIED. NO MORE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, OR QUALITY. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED HEREIN. IT SHALL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Print

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

312 W Whitewater Street

PO Box 178

Whitewater, WI 53190

262-473-0540

www.whitwater-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

Item 10.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Property Tax Key #*

Multiple

Tenant Information

Previous Business Name*

N/A

Property Address*

N/A

Years in Operation*

N/A

Property Owner*

City of Whitewater

New Business Name*

N/A

Owner's Mailing Address*

312 W Whitewater Street

Name of Operator*

N/A

City, State and Zip Code*

Whitewater, WI 53190

Operator's Mailing Address*

N/A

Owner's Phone #*

262-473-0122

City, State and Zip Code*

N/A

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing

- ☐ Production, or processing, cleaning, servicing, testing or remailer 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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

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 he 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 by 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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 10.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Meadowsweet Park located at 601 N Tratt Street, Parcel ID#292-0515-3141-104 from R-2 (One and Two Family Residence District) to I (Institutional District).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

DOUGLAS J GRALL
DEAN L GRALL
1232 TOWER HILL PASS
WHITEWATER, WI 53190

JILL M HENZE
1216 TOWER HILL PASS
WHITEWATER, WI 53190

SLAWOMIR ABRAMSKI
N7903 STATE ROAD 58
NEW LISBON WI 53950

JAMES B FOUCAULT
REGINA M FOUCAULT
1223 W BLOOMING FIELD DR
WHITEWATER, WI 53190

ISREAL VALDEZ
644 N TRATT ST
WHITEWATER, WI 53190

DLK ENTERPRISES INC
PO BOX 239
WHITEWATER, WI 53190

APRIL K ARDELT-FURMAN
DAWN D KIENBAUM TRUST
N8994 STATE ROAD 89
WHITEWATER, WI 53190

THOMAS P FULLER
RHONDA L FULLER
W3218 PIPER RD
WHITEWATER, WI 53190

JOHN E STORCK
E10460A HOGSBACK RD
BARABOO, WI 53913

SCOTT M BORNICK
618 WALTON DR
WHITEWATER, WI 53190

CHRISTIAN MUEHLICH
1228 TOWER HILL PASS
WHITEWATER, WI 53190

GREGORY S EARLE
LISA R EARLE
1212 W BLOOMING FIELD DR
WHTIEWATER, WI 53190

ARMANDO SANDOVAL REYES
ANA ROSA SANDOVAL
1235 W BLOOMING FIELD DR
WHITEWATER, WI 53190

SHANNON J SCHEPP
1199 E BLUFF ROAD #202
WHITEWATER, WI 53190

DOUGLAS WEBER TRUST
634 N TRATT ST
WHITEWATER, WI 53190

THOMAS J CROMOS
MARY OLSON
N149 COUNTY ROAD N
WHITEWATER, WI 53190

RUSSEL WALTON TRUST
KIMBERLY WALTON TRUST
1005 W MAIN ST STE C
WHITEWATER, WI 53190

PATEL RENTALS LLC
PO BOX 425
WHITEWATER, WI 53190

JOSE GARCIA
MARIA GARCIA
602 WALTON DR
WHITEWATER, WI 53190

KAD LLC
1690 MOUND VIEW PL
WHITEWATER, WI 53190

ROBERT M WATSON
1222 TOWER HILL PASS
WHITEWATER, WI 53190

MELVIN DE GUZMAN
ROBELE DE GUZMAN
1240 W BLOOMING FIELD DR
WHITEWATER, WI 53190

AMY J RUOSCH
JESUS ALFONSO-GOMEZ
1229 W BLOOMING FIELD DR
WHITEWATER, WI 53190

ALFREDO LIRA
ANA M LIRA
656 N TRATT ST
WHITEWATER, WI 53190

SPRUCE HOLDINGS LLC
2514 GOLD RD STE 3
EAU CLAIRE, WI 54701

GAYLE M MERCER
N148 COUNTY ROAD N
WHITEWATER, WI 53190

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

TERRY J TSCHANZ
584 WALTON DR
WHITEWATER, WI 53190

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

MICHAEL BROWN
PHYLLIS BROWN
624 WALTON DR
WHITEWATER, WI 53190

JUSTICE SMITH
634 WALTON DR
WHITEWATER, WI 53190

SOUTH BLOOMING FIELD ACRES
LLC
W3442 VANNOY DR
WHITEWATER, WI 53190

CHERYL L FLOTO
644 WALTON DR
WHITEWATER, WI 53190

JKTK LLC
1690 MOUND VIEW PL
WHITEWATER, WI 53190

GREG BARTELT
650 WALTON DR
WHITEWATER, WI 53190

SHELBY M REESE
660 WALTON DR
WHITEWATER, WI 53190

D & R PARTNERSHIP LLC
W8619 WILLIS RAY RD
WHITEWATER, WI 53190

LINDA J WOOLRIDGE
KEITH WOOLRIDGE
618 FOXGLOVE LN
WHITWATER, WI 53190

JUDITH M BINNING
622 FOXGLOVE LN
WHITEWATER, WI 53190

DAVID O STANLEY
BONNIE L STANLEY
626 FOXGLOVE LN
WHITEWATER, WI 53190

RICHARD I TREWYN
ARLENE A TREWYN
630 FOXGLOVE LN
WHITEWATER, WI 53190

JAMES R MCLERNON
640 FOXGLOVE LN
WHITEWATER, WI 53190

JOLENE M KRAHN
THERESA A NOWAKOWSKI
646 FOXGLOVE LN
WHITEWATER, WI 53190

MARTIN ALLAMIAN
652 FOXGLOVE LN
WHITEWATER, WI 53190

DARLENE DIANA A PIEPER
658 FOXGLOVE LN
WHITEWATER, WI 53190

LEMKE TRUST
676 FOXGLOVE LN
WHITEWATER, WI 53190

DAVID A STEPKE
682 FOXGLOVE LN
WHITEWATER, WI 53190

SUSAN M HISCOX
690 FOXGLOVE LN
WHITEWATER, WI 53190

JOHN W KASTER
MARY E KASTER
694 FOXGLOVE LN
WHITEWATER, WI 53190

254 PRAIRIE LLC
161 N PRAIRIE LLC
N1190 COUNTY ROAD N
WHITEWATER, WI 53190

MARY SKLENAR
PAULETTE SKLENAR
1180 BLOOMINGFIELD DR #101
WHITEWATER, WI 53190

PEIFFER TRUST
1180 BLOOMINGFIELD DR #102
WHITEWATER, WI 53190

ROBERTA M LANDSEE
1180 BLOOMINGFIELD DR #103
WHITEWATER, WI 53190

TERESA A GOLEMBLEWSKI
1180 BLOOMINGFIELD DR #104
WHITEWATER, WI 53190

JORJA L BOILEY
1180 BLOOMINGFIELD DR #201
WHITEWATER, WI 53190

SARA RIVERS
1180 BLOOMINGFIELD DR #202
WHITEWATER, WI 53190

JOANN STARK
1180 BLOOMINGFIELD DR #203
WHITEWATER, WI 53190

ROBERT S ANDERSON
BRENDA STONE
1180 BLOOMINGFIELD DR #204
WHITEWATER, WI 53190

KANDACE K KOCH
1180 BLOOMINGFIELD DR #303
WHITEWATER, WI 53190

JAMES F OLM
1180 BLOOMINGFIELD DR #304
WHITEWATER, WI 53190

JAMES D PARDEE
TAMAR E PARDEE
1180 BLOOMINGFIELD DR #401
WHITEWATER, WI 53190

STRITZEL TRUST
1180 BLOOMINGFIELD DR #404
WHITEWATER, WI 53190

JOHN FORESTER
1180 BLOOMINGFIELD DR #402
WHITEWATER, WI 53190

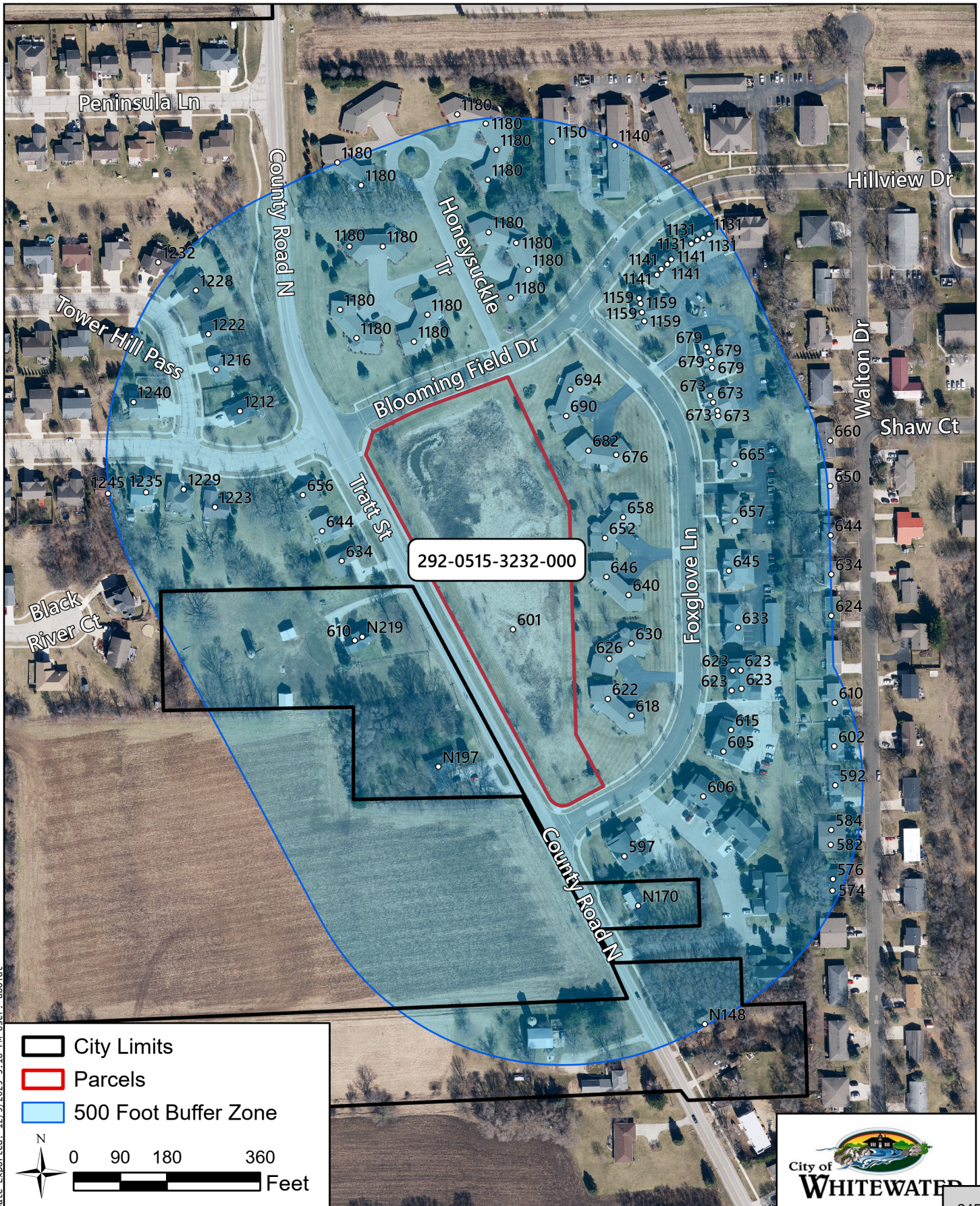
KENNETH E NEHRING TRUST
SANDRA K NEHRING TRUST
1180 BLOOMINGFIELD DR #405
WHITEWATER, WI 53190

MARSHALL B ANDERSON
1180 BLOOMINGFIELD DR #403
WHITEWATER, WI 53190

JOAN HUGHES
1180 BLOOMINGFIELD DR #406
WHITEWATER, WI 53190

Item 10.

Meadowsweet Park



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Print

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

312 W Whitewater Street
PO Box 178
Whitewater, WI 53190
262-473-0540
www.whitwater-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	Landscaping	MSDS Sheet	Other Information
<input type="button" value="Choose File"/> No fi...sen	<input type="button" value="Choose File"/> No fi...sen	<input type="button" value="Choose File"/> No fi...sen	<input type="button" value="Choose File"/> No fi...sen

Planning Request (check all that apply)

1. General Project Information:

Project Tax Key #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*	State*	Zip Code*
<div>Whitewater</div>	<div>WI</div>	<div>53190</div>

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*	Applicant's Company*
<div>Kevin Boehm</div>	<div>Parks and Rec Director</div>

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed	Date Published	Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*	Previous Business Name*
Multiple	N/A

Property Address*	Years in Operation*
N/A	N/A

Property Owner*	New Business Name*
City of Whitewater	N/A

Owner's Mailing Address*	Name of Operator*
312 W Whitewater Street	N/A

City, State and Zip Code*	Operator's Mailing Address*
Whitewater, WI 53190	N/A

Owner's Phone #*	City, State and Zip Code*
262-473-0122	N/A

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 11.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing

- ☐ Production, or processing, cleaning, servicing, testing or remailer 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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 11.

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*

PROJECT LOCATION*

APPLICANT INFORMATION

NAME*

MAILING (BILLING) ADDRESS*

PHONE*

EMAIL ADDRESS*

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 11.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

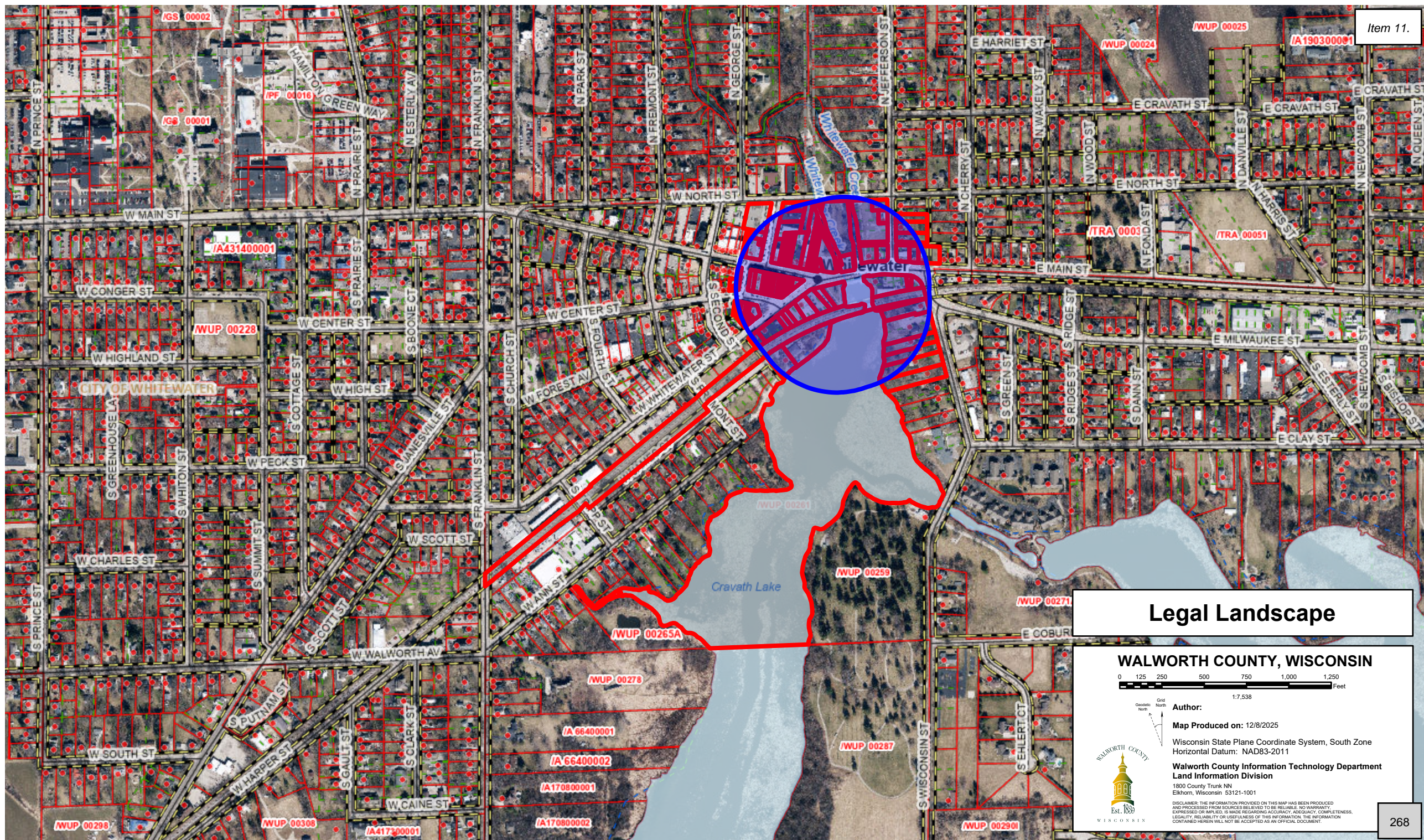
A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Mill Race Park located next to dam Tax Parcel ID # /TR 00001 from B-2 (Central Business District) to I (Institutional).

The Rezone Application is on file in the Community Development 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, Zoning Specialist



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

COMMUNITY DEVELOPMENT
AUTHORITY
312 W WHITEWATER ST
WHITEWATER, WI 53190

BRAD LAUNDERVILLE
136 N JEFFERSON ST
WHITEWATER, WI 53190

R & B BRASS RAIL CORPORATION
130 W MAIN ST
WHITEWATER, WI 53190

CBP PROPERTIES LLC
417 N FREMONT ST
WHITEWATER, WI 53190

SHABANI INVESTMENTS LLC
11337 E COUNTY RD N
WHITEWATER, WI 53190

KETTERHAGEN TRUST
1631 PEARSON CT
WHITEWATER, WI 53190

ILMI SHABANI TRUST
ANIFE SHABANI TRUST
11337 E COUNTY RD N
WHITEWATER, WI 53190

MIKNNA LLC
C/O AROPA DESIGNS
144 W MAIN ST
WHITEWATER, WI 53190

WOKES LLC
146 W MAIN ST
WHITEWATER, WI 53190

JOSE J BARAJAS
JUANA BARAJAS
409 BUCKINGHAM BLVD
WHITEWATER, WI 53190

MARY E KETTERHAGEN
KETTERHAGEN TRUST
1631 PEARSON CT
WHITEWATER, WI 53190

TAMMY J APRAHAMIAN
S107 W30511 SANDY BEACH RD
MUKWONAGO, WI 53149

DRILON LLC
168 W MAIN ST
WHITEWATER, WI 53190

172 MAIN LLC
S107 W30511 SANDY BEACH RD
MUKWONAGO, WI 53149

STEPHEN W FAIRCHILD
126 W CENTER ST
WHITEWATER, WI 53190

DLK ENTERPRISES, INC
PO BOX 239
WHITEWATER, WI 53190

141 W MAIN STREET BUILDING LLC
C/O BARBARA KRAMER
4906 LEE BLVD
SHADY SIDE MC 20746

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

RUSSELL WALTON FAMILY TRUST
KIMBERLY WALTON FAMILY TRUST
1005 W MAIN ST
WHITEATER, WI 53190

LAKE COUNTRY PARTNERSHIP
LLC
S107 W30511 SANDY BEACH RD
MUKWONAGO, WI 53149

AUREL BEZAT
DANIELA BEZAT
751 CAMBRIDGE DR
JANESVILLE, WI 53548

KD WILCOX INVESTMENTS LLC
PO BOX 440
WHITEATER WI 53190

JLY 3 LLC
PO BOX 111
WHITEWATER, WI 53190

BULLDOG INVESTMENTS LLC
109 S FIRST ST
WHITEWATER, WI 53190

GKC RENTALS-WHITEATER LLC
W7723 HACKETT RD
WHITEWATER, WI 53190

MARIETTA RENTALS LLC
123 W CENTER ST
WHITEWATER, WI 53190

WISCONSIN DAIRY SUPPLY CO TAX
COMMISSIONER C.M.ST.P.& P.RR CO
PO BOX 239
WHITEWATER, WI 53190

CC PROPERTY DEVELOPMENT
LLC
111 W WHITEWATER ST
WHITEWATER, WI 53190

RUTH WALTON RENTALS LLC
W3442 VANNOY DR
WHITEWATER, WI 53190

J VULTAGGIO LLC
W2862 STATE RD 89
WHITEWATER, WI 53190

HABITAT FOR HUMANITY OF
WALWORTH COUNTY INC
PO BOX 174
LAKE GENEVA, WI 53147

STACY L ROPIAK
127 N JEFFERSON ST
WHITEWATER, WI 53190

SHIRLEY STONE HAPKA TRUST
115 N FRANKLIN ST
WHITEWATER, WI 53190

JUAN DANIEL CAMACHO
405 WESTMINSTER DR
WAUKESHA, WI 53186

EA INVESTMENTS INC
1127 PRAIRIE DR STE 100
RACINE WI 53406

RICHARD H KRAUS JR TRUST
PAMELA T KRAUS TRUST
N8039 HWY 89
WHITEWATER, WI 53190

TERRENCE L STRITZEL
PAMELA J STRITZEL
W5524 TRI COUNTY RD
WHITEWATER, WI 53190

KD PROPERTIES WALWORTH LLC
W5648 PARK RD
ELKHORN WI 53121

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

CHASE J KINCAID
W1343 S SHORE DR
PALMYRA, WI 53156

ASHLEY A SLOCUM
ZACHARY L SLOCUM
246 S WISCONSIN ST
WHITEWATER, WI 53190

MARK MYSZKEWICZ
KIMBERLY MYSZKEWICZ
911 W PECK ST
WHITEWATER, WI 53190

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

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 12.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature

Property Owner's Address*

312 W Whitewater Street

Owner's Agent Address

Property Owner's Phone Number*

262-473-0122

Owner's Agent Phone

Property Owner's Email*

kboehm@whitewater-wi.gov

Owner's Agent Email

Zoning #

Application Reviewed by

Date

Date Filed	Date Published	Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*	Previous Business Name*
Multiple	N/A

Property Address*	Years in Operation*
N/A	N/A

Property Owner*	New Business Name*
City of Whitewater	N/A

Owner's Mailing Address*	Name of Operator*
312 W Whitewater Street	N/A

City, State and Zip Code*	Operator's Mailing Address*
Whitewater, WI 53190	N/A

Owner's Phone #*	City, State and Zip Code*
262-473-0122	N/A

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)
Building A*

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

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

Outdoor Lighting**Type***

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

<p>Is a highway access permit needed from the State, County or Local Municipality*</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>Is a cigarette license required? (Separate license from Clerk's Office)*</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>Is a liquor license required? (Separate license form Clerk's Office)*</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans*</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
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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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

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 he 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 by 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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 12.

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



www.whitewater-wi.gov
Community Dev. Director: 262-473-0148
Economic Dev. Coordinator: 262-473-0145
Zoning Specialist: 262-473-0144

Community Development Department
312 W. Whitewater St.
Whitewater, WI 53190

Item 12.

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Minneiska Park located on Tanner Way, Parcel ID# /WES 00035 from PCD (Planned Community Development) to I (Institutional District).

The Rezone Application is on file in the Community Development 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, Zoning Specialist



DAIVD A SPURGAT
DOROTHY A SPURGAT
7 COBURN LN
WHITEWATER, WI 53190

JEFFREY SCHEMM TRUST
W6184 STAR SCHOOL RD
FORT ATKINSON, WI 53538

VIRGINIA H COBURN
2 COBURN LN
WHITEWATER, WI 53190

ELIZABETH C THIEL
230 GREENHOUSE LN
WHITEWATER, WI 53190

STEVEN CHRISTOPHER SPEAR TRUST
ERIN MARIN SPEART TRUST
577 EHLERT CT
WHITEWATER, WI 53190

DOUGLAS RIDGE
W8576 WILLIS RAY RD
WHITEWATER, WI 53190

DAVID M SEKERES
SARA C SEKERES
315 AMBER DR
WHITEWATER, WI 53190

DYLAN SPENCE
HAYLEY BERTRAND
305 AMBER DR
WHITEWATER, WI 53190

KORI K OBERLE
HELMICK-OBERLE TRUST
688 WATERS EDGE DR
WHITEWATER, WI 53190

JAMES OLSON TRUST
MARY OLSON TRUST
684 WATERS EDGE DR UT 2

ROY SCHERER TRUST
SUE SCHERER TRUST
680 S WATERS EDGE DR
WHITEWATER, WI 53190

DOUGLAS R KRAUSE
SUSAN M KRAUSE
674 WATERS EDGE DR #4
WHITEWATER, WI 53190

JOHN N ROHATSCH
MARGARET J ROHATSCH
446 PIRATES MOON CT
INDIALANTIC, FL 32903-1833

GERALD G NELL TRUST
JANET M NELL TRUST
660 WATERS EDGE DR
WHITEWATER, WI 53190

TORTOMASKI FAMILY TRUST
658 WATERS EDGE DR
WHITEWATER, WI 53190

WOJDULA FAMILY TRUST
654 WATERS EDGE DR
WHITEWATER, WI 53190

JOHN PATTERSON TRUST
MARIE PATERSON TRUST
652 WATERS EDGE DR UT 9
WHITEWATER, WI 53190

LLOYD G WORDEN
LINDA V WORDEN
650 S WATERS EDGE DR
WHITEWATER, WI 53190

DEBRA BRIGHAM-SCHMUHL
648 S WATERS EDGE DR
WHITEWATER, WI 53190

DAVID L KUCK
KAREN S KUCK
644 WATERS EDGE DR
WHITEWATER, WI 53190

DAVID BEYEA
JIAWAN BEYEA
642 WATERS EDGE DR UT 13
WHITEWATER, WI 53190

JON MICHALE WERNER
BARBARA ANN WERNER
640 S WATERS EDGE DR
WHITEWATER, WI 53190

KENNETH E JENSEN
SUSAN L JENEN
638 S WATERS EDGE DR
WHITEWATER, WI 53190

DANIEL E STOLGREN
MARTHA C STOLGREN
636 S WATERS EDGE DR
WHITEWATER, WI 53190

RICHARD D BROWN
626 S WATERS EDGE DR
WHITEWATER, WI 53190

MARGUERITE WILLMAN
622 S WATER EDGE DR
WHITEWATER, WI 53190

WES HOMES & CONDOS LLC
N7152 BOWERS RD
ELKHORN, WI 53121

ERIC C BARBER
621 DARCY LN
WHITEWATER, WI 53190

GREGORY A SWANSON
LOUSIE A SWANSON
625 DARCY LN
WHITEWATER, WI 53190

PAUL G ADOGAMHE
FREDA U ADOGAMHE
631 DARCY LN
WHITEWATER, WI 53190

PATRICIA G STOREY
NEAL W STOREY
635 DARCY LN
WHITEWATER, WI 53190

KARL N OLSON
JANET E OLSON
651 DARCY LN
WHITEWATER, WI 53190

ROLANDO CORTEZ
TANYA CORTEZ
306 E AMBER DR
WHITEWATER, WI 53190

CHARLENE WILLEGAL
328 AMBER DR
WHITEWATER, WI 53190

MICHAEL J BERGGREN
340 E AMBER DR #36
WHITEWATER, WI 53190

PAUL HENRY JONES
MARGARET ELEANOR JONES
623 WATERS EDGE DR #4
WHITEWATER, WI 53190

JESSICA ISLAS
336 E LAKE VIEW DR
WHITEWATER, WI 53190

ELVIA G MEZA KLOSINSKI
763 S WATERS EDGE DR
WHITEWATER, WI 53190

JAMES K LANGONE
PRSCILLA L LANGONE
5 COBURN LN
WHITEWATER, WI 53190

WES HOMES & CONDOS LLC
N7152 BOWERS RD
ELKHORN, WI 53121

WILLIAM G ALBRECHT TRUST
JOYCE L ALBRECHT TRUST
641 DARCY LAN UT 25
WHITEWATER, WI 53190

ANTHONY GAILLORETO
RENEE GAILLORETO
655 DARCY LN
WHITEWATER, WI 53190

GENEVIEVE THOMPSON TRUST
310 E AMBER DR
WHITEWATER, WI 53190

ERICA STIGER
ISAAC STIGER
332 E AMBER DR
WHITEWATER, WI 53190

NANCY C BURHOP
627 WATERS EDGE DR
WHITEWATER, WI 53190

CATHERINE L HOUK
621 S WATERS EDGE DR
WHITEWATER, WI 53190

LAKESIDE OF WHITEWATER, LLC
N7152 BOWERS RD
ELKHORN, WI 53121

WATERS EDGE OF WHITEWATER,
LLC
N7152 BOWERS RD
ELKHORN, WI 53121

RICHARD L JORDAN
6 COBURN LN
WHITEWATER, WI 53190

DAVID I GRANUM
KATHLEEN S GRANUM
714 WATERS EDGE DR
WHITEWATER, WI 53190

BARBARA LOFTEN TRUST
645 DARCY LANE
WHITEWATER, WI 53190

JOSEPH UBBEN
VICTORIA S UBBEN
302 AMBER DR
WHITEWATER, WI 53190

JODI B SIMEK
312 E AMBER DR UT 32
WHITEWATER, WI 53190

JON S ENRIQUEZ
FAYE T ENRIQUEZ
336 E AMBER DR
WHITEWATER, WI 53190

WAYNE F BENTEL
CONNIE M BENTEL
625 S WATERS EDGE DR
WHITEWATER, WI 53190

BRIAN D BOLEY
DAWN M BOLEY
326 LAKE VIEW DR
WHITEWATER, WI 53190

PARKSIDE APARTMENT HOMES,
LLC
N7152 BOWERS RD
ELKHORN, WI 53121

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

BRIAN J CEBERTOWICZ
601 S WISCONSIN ST
WHITEWATER, WI 53190

LAWRENCE V HARRISON
GWENDDA J HARRISON
716 S WATERS EDGE DR
WHITEWATER, WI 53190

CAROL ASCHEBROOK TRUST
626 DARCY LN
WHITEWATER, WI 53190

DAVID R WILDENBERG
SHANNON S WILDENBERG
616 DARCY LN
WHITEWATER, WI 53190

SHERI L PUTTKAMER
608 DARCY LN
WHITEWATER, WI 53190

Item 12.

IAN M VARA
MELISSA A VARA
604 S WATERS EDGE DR
WHITEWATER, WI 53190

MATTHEW MICKELSON
RACHEL MICKELSON
612 S WATERS EDGE DR
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

ASHRAF H RAMADAN
AMAL G S IBRAHIM
323 AMBER DR
WHITEWATER, WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Print

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

312 W Whitewater Street
PO Box 178
Whitewater, WI 53190
262-473-0540
www.whitwater-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	Landscaping	MSDS Sheet	Other Information
<div>Choose File</div> No fi...sen	<div>Choose File</div> No fi...sen	<div>Choose File</div> No fi...sen	<div>Choose File</div> No fi...sen

Planning Request (check all that apply)

1. General Project Information:

Project Tax Key #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*	State*	Zip Code*
<div>Whitewater</div>	<div>WI</div>	<div>53190</div>

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature

Property Owner's Address*

312 W Whitewater Street

Owner's Agent Address

Property Owner's Phone Number*

262-473-0122

Owner's Agent Phone

Property Owner's Email*

kboehm@whitewater-wi.gov

Owner's Agent Email

Zoning #

Application Reviewed by

Date

Date Filed

Date Published

Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Property Tax Key #*

Multiple

Tenant Information

Previous Business Name*

N/A

Property Address*

N/A

Years in Operation*

N/A

Property Owner*

City of Whitewater

New Business Name*

N/A

Owner's Mailing Address*

312 W Whitewater Street

Name of Operator*

N/A

City, State and Zip Code*

Whitewater, WI 53190

Operator's Mailing Address*

N/A

Owner's Phone #*

262-473-0122

City, State and Zip Code*

N/A

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)
Building A*

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

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**Outdoor Lighting****Type***

No change to current lighting

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**Approval Date by the County Health Department of existing septic system**

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

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

Licenses/Permits

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 13.

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 by 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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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*

DATE*

12-8-2025

Item 13.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Moraine View Park located on 1201 Innovation Drive, Parcel ID# /WUP 00322 from M-1 (Manufacturing District) to I (Institutional District).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

CHARTER CABLE PARTNERS
ATTN: PROPERTY TAX DEPT
PO BOX 7467
CHARLOTTE, NC 2824

UNITED STATES CELLULAR
OPERATING CO INC
PO BOX 31369
CHICAGO, IL 60631

HUSCO INTERNATIONAL
PO BOX 257
WAUKESHA, WI 53190

COBURN HQ LLC
PO BOX 257
WHITEWATER, WI 53190

E & A ENVESTMENT PROPERTIES
LLC
345 INVESTMENT CT
VERONA, WI 53593

SDBL PROPERTIES LLC
W184 S8395 CHALLENGER DR
MUSKEGO, WI 53150

WHITEWATER INDUSTRIAL
INVESTORS 2 LLC
W3468 COUNTY RD J
EAST TROY, WI 53120

WHITEWATER INDUSTRIAL
INVESTORS 3 LLC
W3468 COUNTY RD J
EAST TROY, WI 53120

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

WEILER & COMPANY INC
1116 E MAIN ST
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

DAVID GAVERS
TERRY GAVERS
W721 VALLEY VIEW RD
BURLINGTON, WI 53105

SPRUCE HOLDINGS LLC
2514 GOLD RD STE 3
EAU CLAIRE, WI 54701

ANGELA R WINTERS
N9596 HOWARD RD
WHITEWATER, WI 53190

MARIO VILLARREAL
TERESA VILLARREAL
N9578 HOWARD RD
WHITEWATER, WI 53190

WHITEWATER FIRE DEPARTMENT
312 W WHITEWATER ST
WHITEWATER, WI 53190

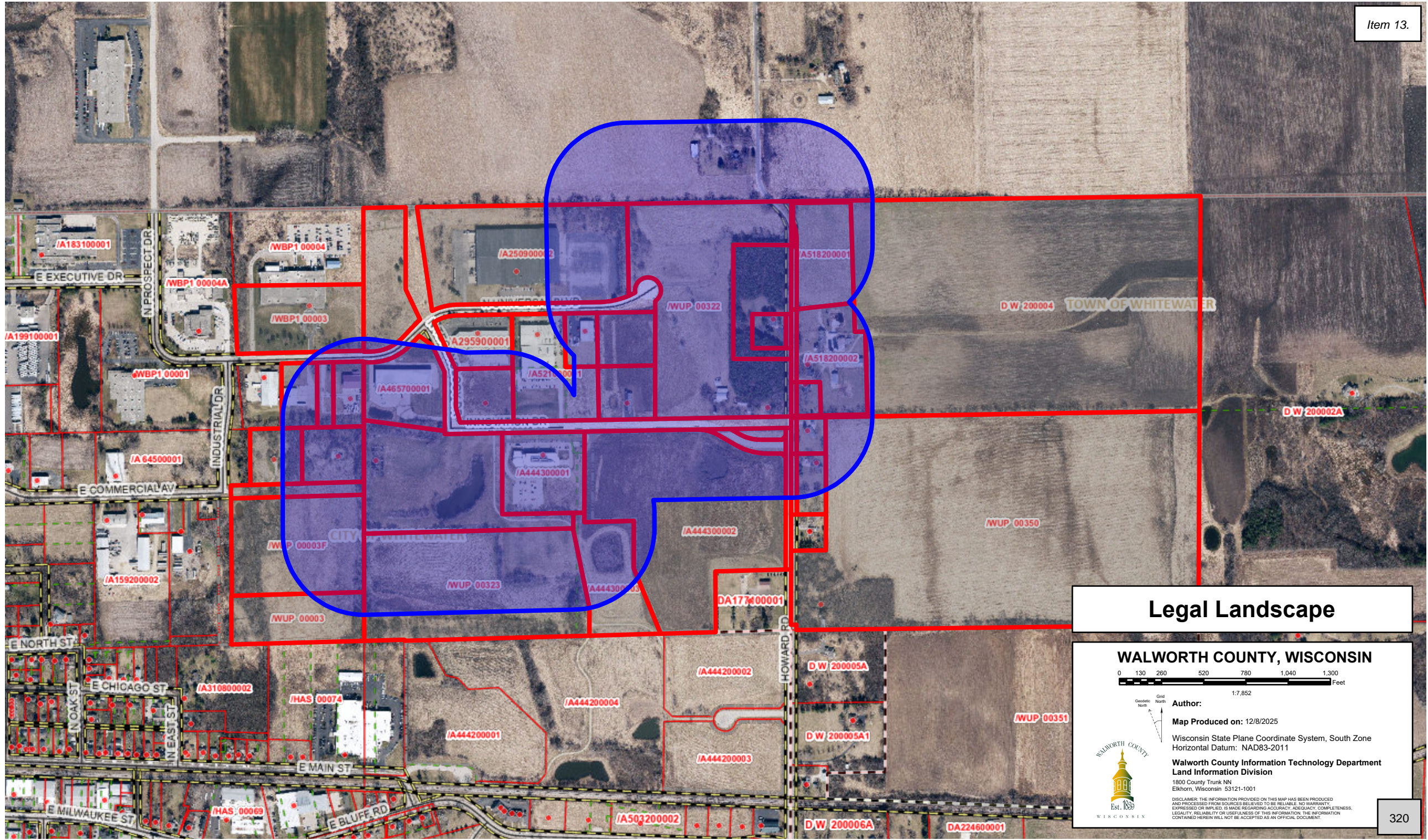
SDBL PROPERTIES, LLC
W184S8395 CHALLENGER DR
MUSKEGO, WI 53150

JAMES RICHTER
132065 W CHAPLIN ST
WADSWORTH, IL 60083

PROPERTY X LLC
S77W19226 LAKEWOOD DR
MUSKEGO, WI 53150

MICHAEL MASON TRUST
VALERIE MASON TRUST
N9603 WOODWARD RD
WHITEWATER, WI 53190

LAVELLE INDUSTRIES INC
665 MCHENRY ST
BURLINGTON, WI 53105-2129



Legal Landscape

WALWORTH COUNTY, WISCONSIN



Author:
Map Produced on: 12/8/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
**Walworth County Information Technology Department
Land Information Division**
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001



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

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 14.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature

Property Owner's Address*

312 W Whitewater Street

Owner's Agent Address

Property Owner's Phone Number*

262-473-0122

Owner's Agent Phone

Property Owner's Email*

kboehm@whitewater-wi.gov

Owner's Agent Email

Zoning #

Application Reviewed by

Date

Date Filed

Date Published

Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 14.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing

- ☐ Production, or processing, cleaning, servicing, testing or remailer 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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 14.

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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 14.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater located at 1602 Turtle Mound Circle. Tax Parcel ID# /MO 00051 from R-1 (One-Family Residence District) to I (Institutional).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

BARBARA A SHEFFIELD
456 VENTURE LN
WHITEWATER, WI 53190

ALEXANDRA PINTER
JOSHUA NAST
476 VENTURA LN
WHITEWATER, WI 53190

MIRIAM A DEBEREINER
477 VENTURA LN
WHITEATER, WI 53190

MARCO A WENCE
MARITZA APARICIO
473 VENTURA LN
WHITEWATER, WI 53190

STEPHEN W BOWEN
DEBORAH C BOWEN
469 VENTURA LN
WHITEWATER, WI 53190

ANH TAN VO
MY THI VO
463 VENTURA LN
WHITEWATER, WI 53190

JOHN F BUSSE
EILEEN BUSSE
455 VENTURA LN
WHITEWATER, WI 53190

FE S EVANGELISTA
447 VENTURA LN
WHITEWATER, WI 53190

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

ANN M SMITH STODDARD
317 S NORTH CT
WHITEWATER, WI 53190

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

JAY CAMERON
TONYA CAMERON
307 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

LUIS RAMIREZ
ESPERANZA RAMIREZ
321 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

CECELILA MCCOPPIN
JONATHAN ISCH
421 INDIAN MOUND PKWY
WHITEATER, WI 53190

PAUL J SCHEPP
ERICA L SCHEPP
515 S VENTURE LN
WHITEWATER, WI 53190

CHILUKURI RAO
CHILUKURI INDUMATHI
505 S VENTURA LN
WHITEWATER, WI 53190

DAVID M LUTHER
PATTY A LUTHER
497 S VENTURA LN
WHITEWATER, WI 53190

MCIHAEL STECH
JOANNE STECH
485 VENTURA LN
WHITEWATER, WI 53190

THERESE K KENNEDY
486 S VENTURA LN
WHITEWATER, WI 53190

STACEY M ENGLE
MICHELLE D ENGLE
494 S VENTURA LANE
WHITEWATER, WI 53190

JORDAN REILLY
KELSEY REILLY
502 S VENTURA LN
WHITEWATER, WI 53190

ROBIN K FOX
512 S VENTURA LN
WHITEWATER, WI 53190

MARK E PARENTEAU
TERRIE L PARENTEAU
518 S VENTURA LN
WHITEWATER, WI 53190

ELIZABETH M DEUSSEN
383 INDIAN MOUND PKWY
WHITEWATER, WI 53190

DONALD L BREEN TRUSTEE
DIANE M BREEN TRUSTEE
1609 TURTLE MOUND CIR
WHITEWATER, WI 53190

JIM MILLER TRUST
CAROL MILLER TRUST
1601 TURTLE MOUND CIR
WHITEWATER, WI 53190

ROBERT J LAINBERGER
TABATHA SUKOWSKI; ET AL
1600 TURTLE MOUND CIR
WHITEWATER, WI 53190

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

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

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

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

BRANDON M CHURCH
404 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

JERMAN PROPERTIES
PO BOX 616
CAMBRIDGE, WI 53523

DALTON HECKEL
KENNEDY MCNEIL
413 VENTURE LN
WHITEWATER, WI 53190

LINDY L MCHENRY
441 ASSEMBLY CT
WHITEWATER, WI 53190

LINDA M TUMP
454 S ASSEMBLY CT
WHITEWATER, WI 53190

MATTHEW J WILSON
425 S VENTURA LN
WHITEWATER, WI 53190

LUCAS J PETERSON
EMMA L KOPP
438 S VENTRUE LN
WHITEWATER, WI 53190

JOSE BARAJAS
409 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

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

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

ANTONIO ARANDA
JENNELLE ROSSBACH
PO BOX 293
WHITEWATER, WI 53190

JEFFERY P KNIGHT
SHARON A KNIGHT
405 PANTHER CT
WHITEWATER, WI 53190

ROBERT J HEROLD
CAROL J HEROLD
435 ASSEMBLY CT
WHITEWATER, WI 53190

CAROL J ELSER
447 ASSEMBLY CT
WHITEWATER, WI 53190

CRAIG LOHMEIER
LINDSEY LOHMEIER
450 ASSEMBLY CT
WHITEWATER, WI 53190

JENNIFER L STRITZEL
416 VENTURE LN
WHITEWATER, WI 53190

ERIC L SEDMAK
JACQUIE S SEDMAK
444 VENTURE LN
WHITEWATER, WI 53190

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

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

AARON A AXELSEN
392 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

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

MICHAEL J RULE
JENNY A RULE
397 PANTHER CT
WHITEWATER, WI 53190

MANUEL A OSSERS
JUDY K OSSERS
437 S ASSEMBLY CT
WHITEWATER, WI 53190

JOHN J SCHIMMING
DENA R SCHIMMING
451 S ASSEMBLY CT
WHITEWATER, WI 53190

ERIC W ZIMDARS
CHERLY L ZIMDARS
430 ASSEMBLY CT
WHITEWATER, WI 53190

ELIZABETH R MORAN
GUADALUPE T GARCIA
430 VENTURE LN
WHITEWATER, WI 53190

DWYER TRUST
448 VENTURE LN
WHITEWATER, WI 53190

JEFFREY R MILLER
LAUREEN A MILLER
344 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

DAN TAYLOR
NATALIA TAYLOR
388 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

JACOB F GODDEN
336 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

FERNANDO VILLEGAS RODRIGUEZ
TARA A VILLEGAS
321 INDIAN MOUND PKWY
WHITEWATER, WI 53190

DALE R WOLF
JULIA A WOLF
1645 WILDWOOD DR
WHITEWATER, WI 53190

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

CITY OF WHITEWATER
312 W WHITEWATER
WHITEWATER, WI 53190

CHRIST G CHRISTON
BATHANY A CHRISTON
1656 TURTLE MOUND LN
WHITEWATER, WI 53190

JOSEPH W KLUCK
JANIS P KLUCK
1645 MOUND VIEW PL
WHITEWATER, WI 53190

IGNACIO CUEVAS
PATRICIA CUEVAS
1608 TURTLE MOUND CIR
WHITEWATER, WI 53190

STEVEN M DOWNS
MARY C DOWNS
351 INDIAN MOUND PKWY
WHITEWATER, WI 53190

ROSA E PARTIDA
LUIS M CERRILLO
331 INDIAN MOUND PKWY
WHITEWATER, WI 53190

JANEET R STEVENSON
314 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

ROBERT W KINCAID
CAROL L KINCAID
306 BUCKINGHAM BLVD
WHITEWATER, WI 53190

ELEANORE L HARTMANN
336 INDIAN MOUND PKWY
WHITEWATER, WI 53190

MOHAN SINGH
1636 TURTLE MOUND LN
WHITEWATER, WI 53190

WEISBROD TRUST
381 PANTHER CT
WHITEWATER, WI 53190

CENTRO DE FE ALFA Y OMEGA
1540 W WALWORTH
WHITEWATER WI 53190

BENJAMIN D BRUSO
COLLIN S WHELAN
1616 TURTLE MOUND CIR
WHITEWATER, WI 53190

CHRISTOPHER W MAYER
KAREN B MAYER
345 INDIAN MOUND PKWY
WHITEWATER, WI 53190

MICHELE HOMYAK
MARK HOMYAK
324 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

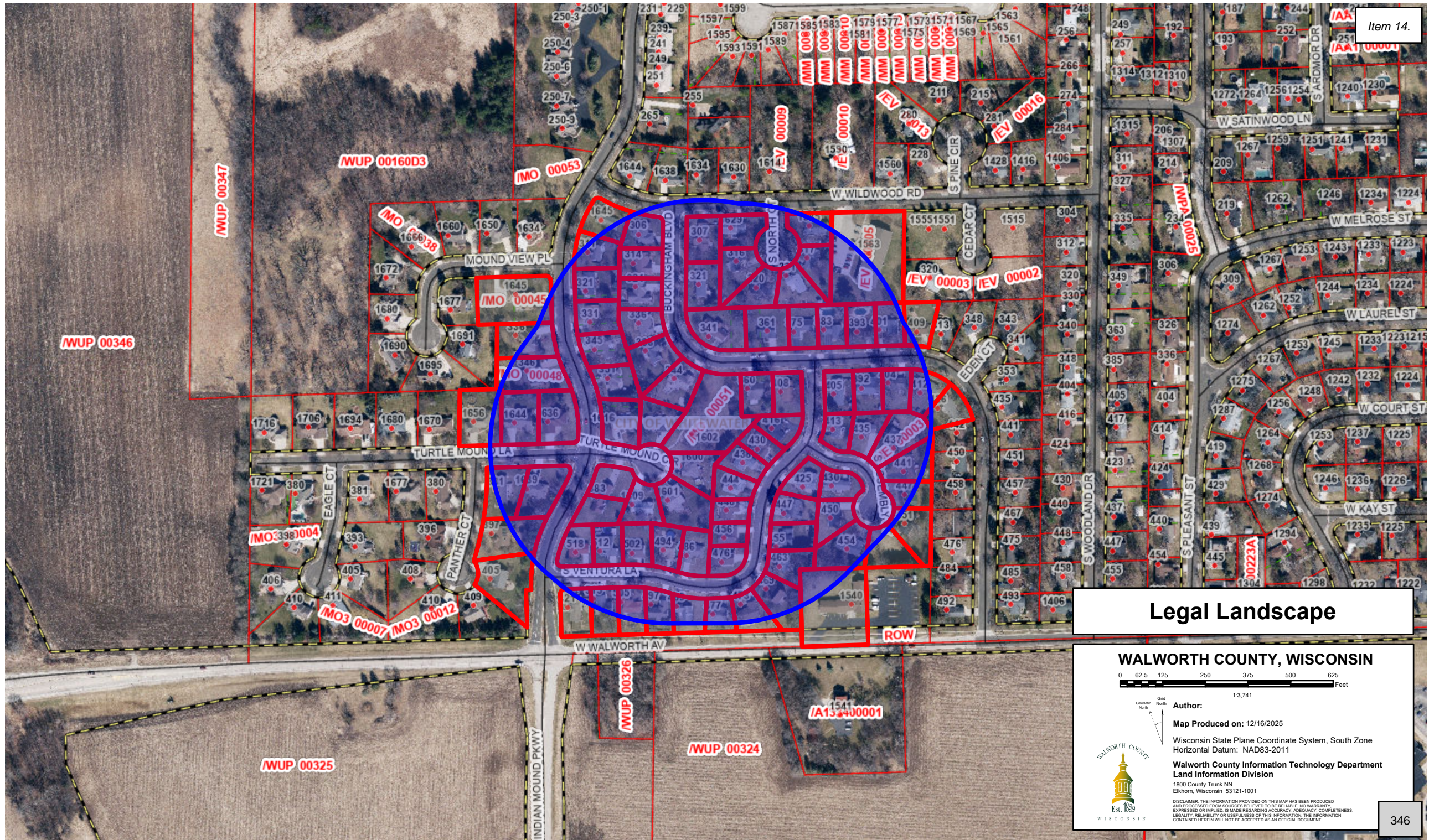
MARIO S DEALCA
GRACIELA COLIN DEALCA
311 INDIAN MOUND PKWY
WHITEWATER, WI 53190

ROBER F ANDERSON SR
341 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

DANIEL HOLLENBECK
YOLAND HOLLENBECK
346 INDIAN MOUND PKWY
WHITEWATER, WI 53190

GARY L MICKELSON TRUST
1644 TURTLE MOUND LN
WHITEWATER, WI 53190

JOHN GARDER
DEANNA JEAN MEEHAN
1639 TURTLE MOUND LN
WHITEWATER, WI 53190



Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 62.5 125 250 375 500 625 Feet

1:3,741



Author:

Map Produced on: 12/16/2025

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

Walworth County Information Technology Department
Land Information Division

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

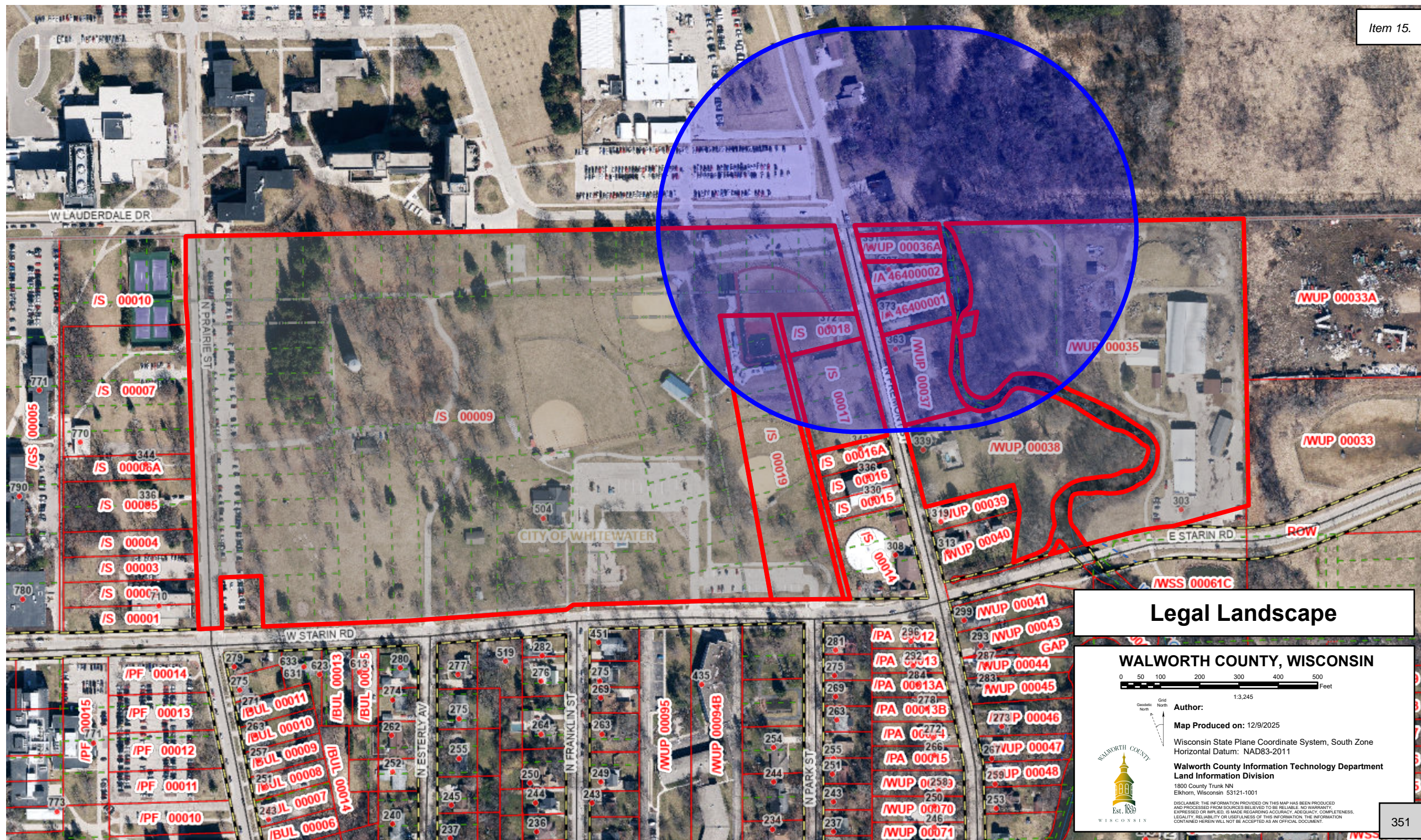
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.



STEVEN R HOAG
ANGELA HOAG
625 S PRESTON AVE
REEDSBURG, WI 53959

FOUND OUR PLACE LLC
550 APPLEWOOD DR
EDGERTON WI 53534

RYAN P DION
387 N FREMONT ST
WHITEWATER, WI 53190

ROBIN L SCHUTTE
N6722 COUNTY RD P
DELVAN, WI 53115

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER WI 53190

BRIAN M BENTAL
AKIKO YOSHIDA
363 N FREMONT ST
WHITEWATER, WI 53190

Item 15.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 15.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed	Date Published	Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*	Previous Business Name*
Multiple	N/A

Property Address*	Years in Operation*
N/A	N/A

Property Owner*	New Business Name*
City of Whitewater	N/A

Owner's Mailing Address*	Name of Operator*
312 W Whitewater Street	N/A

City, State and Zip Code*	Operator's Mailing Address*
Whitewater, WI 53190	N/A

Owner's Phone #*	City, State and Zip Code*
262-473-0122	N/A

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 15.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 15.

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*

PROJECT LOCATION*

APPLICANT INFORMATION

NAME*

MAILING (BILLING) ADDRESS*

PHONE*

EMAIL ADDRESS*

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 15.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater located next to 391 n Fremont Street, Parcel ID #/WUP 00036B from R-2 (One and Two Family Residence District) to I (Institutional District).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 16.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed	Date Published	Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information	Tenant Information
Property Tax Key #*	Previous Business Name*
Multiple	N/A

Property Address*	Years in Operation*
N/A	N/A

Property Owner*	New Business Name*
City of Whitewater	N/A

Owner's Mailing Address*	Name of Operator*
312 W Whitewater Street	N/A

City, State and Zip Code*	Operator's Mailing Address*
Whitewater, WI 53190	N/A

Owner's Phone #*	City, State and Zip Code*
262-473-0122	N/A

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 16.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 16.

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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 16.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Skyway Park on Tower Hill Pass Parcel ID#292-0515-3141-104 from R-2 (One and Two Family Residence District) to I (Institutional District).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

LEONARD GROW
LAURA GROW
1315 TOWER HILL PASS
WHITEWATER, WI 53190

STEVEN G TROGDEN
SALLY TROGDEN
1321 TOWER HILL PASS
WHITEWATER, WI 53190

MICHAEL V OLLIS
CARRIE A OLLIS
1340 TOWER HILL PASS
WHITEWATER, WI 53190

BRADLEY MARQUARDT
SARA MARQUARDT
1346 TOWER HILL PASS
WHITEWATER, WI 53190

DYLAN AGNEW
BRITTANY AGNEW
1381 TOWER HILL PASS
WHITEWATER, WI 53190

KYLE A CLARKE
MORGAN L CLARKE
1368 TOWER HILL PASS
WHITEWATER, WI 53190

HE LI
1395 TOWER HILL PASS
WHITEWATER, WI 53190

THOMAS A HERNANDEZ
JASMIN L FERNANDEZ
675 STONEFIELD LN
WHITEWATER, WI 53190

JENNIFER LYNN COFFEY
BRIAN OLIVER COFFEY
655 STONEFIELD LN
WHITEWATER, WI 53190

SEOMA VIRGO
1219 PENINSULA LN
WHITEWATER, WI 53190

DAVID BOGUST
LISA STAFFORD
1310 TOWER HILL PASS
WHITEWATER, WI 53190

YOLAND RAMIREZ
1330 TOWER HILL PASS
WHITEWATER, WI 53190

MICHAEL HUDEC
1333 TOWER HILL PASS
WHITEWATER, WI 53190

GREGORY ALLEN MILLIKIN
NATALIE JEAN MILLIKIN
1353 TOWER HILL PASS
WHITEWATER, WI 53190

RONALD J RECOB
BOBBI L RECOB
1358 TOWER HILL PASS
WHITEWATER, WI 53190

HARBOR HOMES INC
N27 W24025 PAUL CT
PEWAUKEE, WI 53072

BENJAMIN FISHER
695 STONEFIELD LN
WHITEWATER, WI 53190

CHERYL L MITCHELL
669 STONEFIELD LN
WHITEWATER, WI 53190

HUGH D GNATZIG
SUSAN M GNATZIG
206 S ELIZABETH ST
WHITEWATER, WI 53190

FABIAN LOPEZ
GUADALUPE LOPEZ
1227 PENINSULA LN
WHITEWATER, WI 53190

ANDREW N ROWLAND
NICOLE D ROWLAND
1320 TOWER HILL PASS
WHITEWATER, WI 53190

EUNYOUNG HANG
1325 TOWER HILL PASS
WHITEWATER, WI 53190

MARIO DAGOBERTO RAMOS
FERNANDA MARGARITA RAMOS
1337 TOWER HILL PASS
WHITEWATER, WI 53190

RYAN C VINEY
SIDNI M VINEY
1354 TOWER HILL PASS
WHITEWATER, WI 53190

AMY M OEDING
GLEN A OEDING
1364 TOWER HILL PASS
WHITEWATER, WI 53190

ROBERT H CUTSHALL
SHIRELY L CUTSHALL
1398 TOWER HILL PASS
WHITEWATER, WI 53190

KERENNA KOHLBECK
685 STONEFIELD LN
WHITEWATER, WI 53190

KARI L LEWICKI
663 STONEFIELD LN
WHITEWATER, WI 53190

CARL J WOLF
JONNA L WOLF
1211 PENINSULA LN
WHITEWATER, WI 53190

MICHAEL DOWDEN
CAITLIN C DOWDEN
1235 PENINSULA LN
WHITEWATER, WI 53190

XIA LI LOLLAR
RICHARD E LOLLAR
12050 W BLOOMING FIELD DR
WHITEWATER, WI 53190

ARMANDO S RODRIGUEZ
1272 W BLOOMING FIELD DR
WHITEWATER, WI 53190

MICHAEL R CALLEN
MONICA M CALLEN
1296 W BLOOMING FIELD DR
WHTIEWATER, WI 53190

ROBERT M WATSON
1222 TOWER HILL PASS
WHITEWATER, WI 53190

DOUGLAS J GRALL
DEANA L GRALL
1232 TOWER HILL PASS
WHITEWATER, WI 53190

JOSE VALDEZ
JUDITH VALDEZ
1244 TOWER HILL PASS
WHITEWATER, WI 53190

DEAN E LESCH
WENDY L LESCH
1260 TOWER HILL PASS
WHITEWATER, WI 53190

MARC A FEGGESTAD
NICOLE M FEGGESTAD
1267 TOWER HILL PASS
WHITEWATER, WI 53190

COREY KING
1284 TOWER HILL PASS
WHITEWATER, WI 53190

GREGORY MAJKRZAK
TIA R SCHULTZ
1294 TOWER HILL PASS
WHITEWATER, WI 531910

MARY H ROBESON
1258 W BLOOMING FIELD DR
WHITEWATER, WI 53190

RYAN L CLARKSEN
KIMBERLY R CLARKSEN
1280 W BLOOMING FIELD DR
WHITEWATER, WI 53190

GREGORY S EARLE
LISA R EARLE
1212 W BLOOMING FIELD DR
WHITEWATER, WI 53190

CHRISTIAN MUEHLICH
1228 TOWER HILL PASS
WHITEWATER, WI 53190

TINA HEIZMAN
1245 TOWER HILL PASS
WHITEWATER, WI 53190

NEIL HICKS
STEPHANIE HICKS
1254 TOWER HILL PASS
WHITEWATER, WI 53190

JACOB LATONA
1259 TOWER HILL PASS
WHITEWATER, WI 53190

LAMA BERGSTRAND OTHMAN
BRIAN DENNIS BERGSTRAND
1276 TOWER HILL PASS
WHITEWATER, WI 53190

JACE O RINDAHL
CAROLINE E RINDAHL
1287 TOWER HILL PASS
WHITEWATER, WI 53190

DANIEL G GNATZIG
661 BLUE MOUND DR
WHITEWATER, WI 53190

STEPHEN T KORSLIN
MARIAH T KORSLIN
1264 W BLOOMING FIELD DR
WHITEWATER, WI 53190

JUSTIN PAUKNER
SAVANNAH PAUKNER
1288 W BLOOMING FIELD DR
WHITEWATER, WI 53190

JILL HENZE
1216 TOWER HILL PASS
WHITEWATER, WI 53190

JONATHAN GOHDE
1235 TOWER HILL PASS
WHITEWATER, WI 53190

TAMMRA S CRANK
1236 TOWER HILL PASS
WHITEWATER, WI 53190

CHAD R RANGER
MARIA DEL CARMEN REYES
1253 TOWER HILL PASS
WHITEWATER, WI 53190

ESTEBAN DIAZ-VARGAS
MARIA DIAZ
1266 TOWER HILL PASS
WHITEWATER, WI 53190

KYLE KABARA
ABIGAIL M KABARA
1277 TOWER HILL PASS
WHITEWATER, WI 53190

DALE BLACKWELL
JAEAN BLACKWELL
1297 TOWER HILL PASS
WHITEWATER, WI 53190

KENNETH J FOUCAULT
BARBARA E FOUCAULT
667 BLUE MOUND DR
WHITEWATER, WI 53190

MARK SKLENAR
PAULETTE SKLENAR
1180 BLOOMING FIELD DR #101
WHITEWATER, WI 53190

TERESA A GOLEMBLEWSKI
1180 BLOOMING FIELD DR #104
WHITEWATER, WI 53190

JOANN STARK
1180 BLOOMING FIELD DR #203
WHITEWATER, WI 53190

JEANNE AMBROSE
1180 BLOOMING FIELD DR #302
WHITEWATER, WI 53190

JAMES D PARDEE
TAMAR E PARDEE
1180 BLOOMING FIELD DR #401
WHITEWATER, WI 53190

STRITZEL TRUST
1180 BLOOMING FIELD DR #404
WHITEWATER, WI 53190

TWIN OAKS
755 N TRATT STREET
WHITEWATER, WI 53190

SHANNON J SCHEPP
1199 E BLUFF RD #202
WHITEWATER, WI 53190

ARMANDO SANDOVAL REYES
ANA ROSA SANDOVAL
1235 W BLOOMING FIELD DR
WHITEWATER, WI 53190

NICHOLAS MAURICE
1257 W BLOOMING FIELD DR
WHITEWATER, WI 53190

PEIFFER TRUST
1180 BLOOMING FIELD DR #102
WHITEWATER, WI 53190

JORJA L BOILEY
1180 BLOOMING FIELD DR #201
WHITEWATER, WI 53190

ROBERT S ANDERSON
BRENDA STONE
1180 BLOOMING FIELD DR #204
WHITEWATER, WI 53190

KANDACE K KOCH
1180 BLOOMING FIELD DR #303
WHITEWATER, WI 53190

JOHN FORESTER
1180 BLOOMING FIELD DR #402
WHITEWATER, WI 53190

KENNETH E NEHRING TRUST
SANDRA K NEHRING TRUST
1180 BLOOMING FIELD DR #405
WHITEWATER, WI 53190

ISREAL VALDEZ
644 N TRATT ST
WHITEWATER, WI 53190

JAMES B FOUCAULT
REGINA M FOUCAULT
1223 W BLOOMING FIELD DR
WHITEWATER, WI 53190

SLAWOMIR ABRAMSKI
N7903 STATE ROAD 58
NEW LISBON, WI 53950

ROBERT L BROWN III
MARIA BROWN
1267 W BLOOMING FIELD DR
WHITEWATER, WI 53190

ROBERTA M LANDSEE
1180 BLOOMING FIELD DR #103
WHITEWATER, WI 53190

SARA RIVERS
1180 BLOOMING FIELD DR #202
WHITEWATER, WI 53190

THOMAS J ELGAS TRUST
1180 BLOOMING FIELD DR #301
WHITEWATER, WI 53190

JAMES F OLM
1180 BLOOMING FIELD DR #304
WHITEWATER, WI 53190

MARSHALL B ANDERSON
1180 BLOOMING FIELD DR #403
WHITEWATER, WI 53190

JOAN HUGHES
1180 BLOOMING FIELD DR #406
WHITEWATER, WI 53190

ALFREDO LIRA
ANA M LIRA
656 N TRATT ST
WHITEWATER, WI 53190

AMY J RUOSCH
JESUS ALFONSO-GOMEZ
1229 W BLOOMING FIELD DR
WHITEWATER, WI 53190

ADRIAN CARRASCO VAZQUEZ
TIFFANY CARRASCO
1253 W BLOOMING FIELD DR
WHITEWATER, WI 53190

MELVIN DE GUZMAN
ROBELE DE GUZMAN
1240 W BLOOMING FIELD DR
WHITEWATER, WI 53190

ADOLFO PEREZ
1241 PENINSULA LN
WHITEWATER, WI 53190

SHAWN D HAGEDORN
BRENDA K HAGEDORN
1247 PENINSULA LN
WHITEWATER, WI 53190

JOSE VALDEZ
FRANCISCA VALDEZ
1253 PENINSULA LN
WHITEWATER, WI 53190

ANDREA GASPARINI
1261 PENINSULA LN
WHITEWATER, WI 53190

PETER H JENNINGS
2811 COUNTY ROAD K
OMRO, WI 54963

REO LLC
207 W MAIN ST
WHITEWATER, WI 53190

ROBER K KUZOFF
1254 PENINSULA LN
WHITEWATER, WI 53190

DANNIEL KACZOROSKI
1248 PENINSULA LN
WHITEWATER, WI 53190

LSIA M LOUDEN
1240 PENINSULA LN
WHITEWATER, WI 53190

MICHAEL T SCHOLER
MELANIE S SCHOLER
1234 PENINSULA LN
WHITEWATER, WI 53190

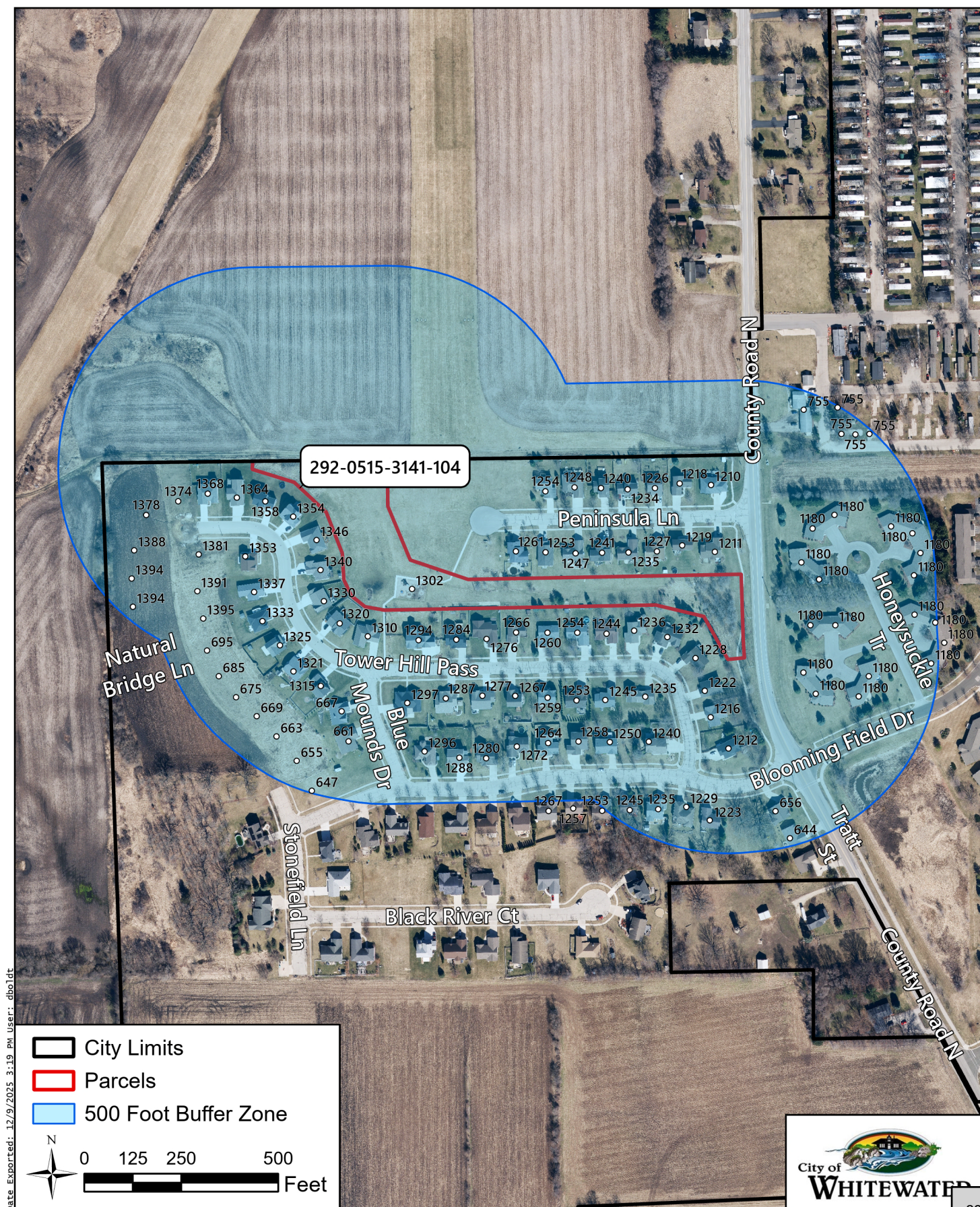
TIMOTHY J SCHROEDER
THERESE M SCHROEDER
1226 PENINSULA LN
WHITEWATER, WI 53190

MIGUEL CRUZ
LORENA CRUZ
1218 PENINSULA LN
WHITEWATER, WI 53190

SHERENE M LEISER
1210 PENINSULA LN
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

Skyway Park



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Print

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

312 W Whitewater Street
PO Box 178
Whitewater, WI 53190
262-473-0540
www.whitwater-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	Landscaping	MSDS Sheet	Other Information
<div>Choose File</div> No fi...sen	<div>Choose File</div> No fi...sen	<div>Choose File</div> No fi...sen	<div>Choose File</div> No fi...sen

Planning Request (check all that apply)

1. General Project Information:

Project Tax Key #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*	State*	Zip Code*
<div>Whitewater</div>	<div>WI</div>	<div>53190</div>

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Property Tax Key #*

Multiple

Tenant Information

Previous Business Name*

N/A

Property Address*

N/A

Years in Operation*

N/A

Property Owner*

City of Whitewater

New Business Name*

N/A

Owner's Mailing Address*

312 W Whitewater Street

Name of Operator*

N/A

City, State and Zip Code*

Whitewater, WI 53190

Operator's Mailing Address*

N/A

Owner's Phone #*

262-473-0122

City, State and Zip Code*

N/A

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing

- ☐ Production, or processing, cleaning, servicing, testing or remailer 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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 17.

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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 17.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater located at 504 W Starin Road. Tax Parcel IDs# /S 00009, /S 00018 and /S 00019 from R-2 (One and Two Family Residence District) to I (Institutional).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

STEVEN R HOAG
ANGELA L HOAG
625 S PRESTON AVE
REEDSBURG, WI 5359

RYAN P DION
387 N FREMONT ST
WHITEWATER, WI 53190

LADWIG & VOS INC
140 LONGMEADOW DR
BURLINGTON, WI 53105

KD PROPERTIES WALWORTH LLC
W5648 PARK RD
ELKHORN, WI 53121

YELLOW HOUSE LLC
PO BOX 620298
MIDDLETON, WI 53562

ERIN MANDEL LIFE ESTATE
BRIAN SCOTT WAMPOLE
N6515 ASPEN RD
ELKHORN, WI 53121

WHITEWATER STUDENT RENTALS
LLC
KMMS RENTALS
PO BOX 620298
MIDDLETON, WI 53562

FREDDY GUSTAV SCHWEINERT
LESLIE ANN SCHWEINERT
W331 N5990 COUNTY RD C
NASHOTAH, WI 53038

JASON J JERMAN
JACQUELINE A JERMAN
PO BOX 616
CAMBRIDGE, WI 53523

JAMES HOLLENBECK
PO BOX 82
FORT ATKINSON, WI 535358

DONNA S HAMDIA
633 STARIN RD
WHITEWATER, WI 53190

CYNTHIA J ALLAMIAN
623 W STARIN RD
WHITEWATER, WI 53190

PHILIP T JOHNS
JANE D JOHNS
252 N ESTERLY AVE
WHITEWATER, WI 53190

DAVID J LINTON
SYLVIA J LINTON
262 N ESTERLY AVE
WHITEWATER, WI 53190

CARLOS GONZALEZ CERVANTES
240 N ESTERLY AVE
WHITEWATER, WI 53190

613 STARIN LLC
170 N PARK ST
WHITEWATER, WI 53190

ELIZABETH C MCKELVEY
244 N PARK ST
WHITEWATER, WI 53190

MICHAEL D DUGAN
JESSICA MAE DUGAN
254 N PARK ST
WHITEWATER, WI 53190

FAIRHAVEN CORPORATION
FAIRHAVEN FOUNDATION INC
435 W STARIN RD
WHITEWATER, WI 53190

MICHAEL J HILL
243 N FRANKLIN ST
WHITEWATER, WI 53190

DWAYNE A LANGE
JEANINE M LANGE
249 N FRANKLIN ST
WHITEWATER, WI 53190

TIMONTHY A O'TOOLE
MELINDA C O'TOOLE
263 N FRANKLIN ST
WHITEWATER, WI 53190

RODERICK O DALEE
MARY M DALEE
PO BOX 660
WHITEWATER, WI 53190

CHRISTOPHER CHANEY
JENNIFER HEAGLE
275 N FRANKLIN ST
WHITEWATER, WI 53190

FEKRIJE LIMANI
415 N JEFFERSON ST
WHITEWATER, WI 53190

JENNALEE JOHNSON
244 N FRANKLIN ST
WHITEWATER, WI 53190

SAHYUN-DONNELLY TRUST
250 N FRANKLIN ST
WHITEWATER, WI 53190

JEFFREY D MCDONALD
KERRI K KACHEL
264 N FRANKLIN ST
WHITEWATER, WI 53190

BARBARA GRUBEL
276 N FRANKLIN ST
WHITEWATER, WI 53190

JESUS VERDUZCO
PO BOX 173
WHITEWATER, WI 53190

MATTHEW AKAMU GARCIA
SARA JOY GARCIA
237 N ESTERLY AVE
WHITEWATER, WI 53190

WILLIAM A SCHUTTE
SALLY A SCHUTTE
245 N ESTERLY AVE
WHITEWATER, WI 53190

VIOLET K DEWIND
255 N ESTERLY AVE
WHITEWATER, WI 53190

JAMES NIES TRUST
SUSAN NIES TRUST
275 N ESTERLY AVE
WHITEWATER, WI 53190

ALEXANDER J CROWLEY
HOLLY J CROWLEY
277 N ESTERLY AVE
WHITEWATER, WI 53190

PHILIP T JOHNS
JANE D JOHNS
252 N ESTERLY AVE
WHITEWATER, WI 53190

DAVID J LINTON
SYLVIA J LINTON
262 ESTERLY AVE
WHITEWATER, WI 53190

KRISHNANAND VERMA
274 N ESTERLY AVE
WHITEWATER, WI 53190

PEGGY RACE
280 N ESTERLY AVE
WHITEWATER, WI 53190

BOARD OF REGENTS OF STATE
UNIVERSITIES
PO BOX 912
MADISON, WI 53207

FABIOLA MUNGUIA
MIGUEL ARANDA
243 N PARK ST
WHITEWATER, WI 53190

ARMANDO BOUTON
ALYSON QUASS
251 N PARK ST
WHITEWATER, WI 53190

JOSEPH HALLOCK
EMMA MITCHELL
255 N PARK ST
WHITEWATER, WI 53190

TAMRA ANNE BECKSTRAND
263 N PARK ST
WHITEWATER, WI 53190

GRANT DAVID HENSON
269 N PARK ST
WHITEWATER, WI 53190

EQUITY TRUST CO
MARK BROMLEY, IRA
W5838 GREENING RD
WHITEWATER, WI 53190

CHEYENNE PEARSON
281 N PARK ST
WHITEWATER, WI 53190

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

ROBERT J WILLNER
ANNETTE F WILLNER
292 N FREMONT ST
WHITEWATER, WI 53190

TIMOTHY WARRENBURG
284 N FREMONT ST
WHITEWATER, WI 53190

DEBRA KREBS
PHILLIP CROSSEN
278 N FREMONT ST
WHITEWATER, WI 53190

KATHRYN M DREXLER
272 N FREMONT ST
WHITEWATER, WI 53190

MARIBEL DELGADO-SOTO
ALAN CHRISTOPHER DELGADO
266 N FREMONT ST
WHITEWATER, WI 53190

ARCHDIOCESE OF MILWAUKEE
3501 SOUTH LAKE DRIVE
MILWAUKEE, WI 53207

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

BRIAN M BENTEL
AKIKO YOSHIDA
363 N FREMONT ST
WHITEWATER, WI 53190

CARLOS GONZALEZ CERVANTES
240 N ESTERLY AVE
WHITEWATER, WI 53190

ROBERT R EHRIKE
MARY ANN EHRIKE
283 N FREMONT ST
WHITEWATER, WI 53190

FOUND OUR PLACE LLC
550 APPLEWOOD DR
EDGERTON, WI 53534

ROBIN L SCHUTTE
N6722 COUNTY RD P
DELAN W I 53115

LAWRENCE DICKERSON TRUST
JOAN GOERS-DICKERSON TRUST
N9097 TAMARACK RD
WHITEWATER, WI 53190

MICHAEL T JAY
KIMBERLY D JAY
313 N FREMONT ST
WHITEWATER, WI 53190

DONALD ALECKSON
MARY ALECKSON
299 N FREMONT ST
WHITEWATER, WI 53190

LUIS RAMIREZ JR
ESTELA RAMIREZ
949 W HIGHLAND ST
WHITEWATER, WI 53190

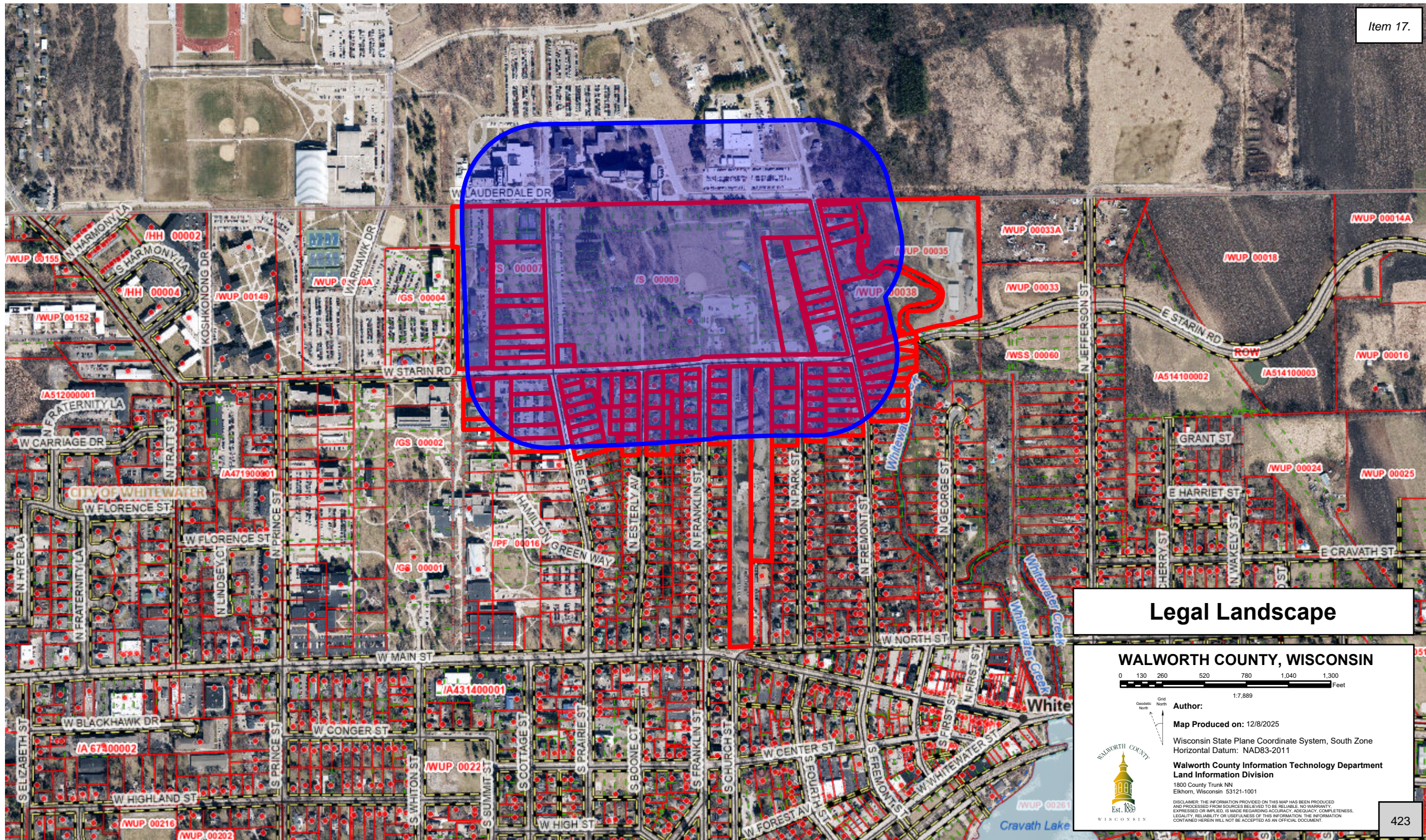
JEFFEREY S PLUM
DENISE PLUM
287 N FREMONT ST
WHITEWATER, WI 53190

GARRETT CLESTON
CHRISTOPHER SMITH
273 N FREMONT ST
WHITEWATER, WI 53190

DEVON BROWNING
3740 ALABAMA ST APT 103
SAN DIEGO, CA 92104

GARY SASSMAN
RENEE SASSMAN
258 N FREMONT ST
WHITEWATER, WI 53190

MARK KLEIN
519 W STARIN RD
WHITEWATER, WI 53190



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 18.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Item 18.

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

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 he 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 by 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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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*

DATE*

12-8-2025

Item 18.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Tripp Lake Park located at 407 S Wisconsin St. Tax Parcel ID# /WUP 00271A from R-1 (One Family Residence District) to I (Institutional).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

MICHAEL J BERGREN
340 E AMBER DR #36
WHITEWATER, WI 53190

NANCY C BURHOP
627 WATERS EDGE DR
WHITEWATER, WI 53190

WAYNE F BENTEL
CONNIE M BENTEL
625 S WATERS EDGE DR
WHITEWATER, WI 53190

PAUL HENRY JONES
MARGARET ELEANOR JONES
623 WATERS EDGE DR #4
WHITEWATER, WI 53190

CATHERINE L HOUK
621 S WATERS EDGE DR
WHITEWATER, WI 53190

MICHAEL P MAHONEY
MARY M MAHONEY
327 E CLAY ST #17
WHITEWATER, WI 53190

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

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

ERIC KOEHLER
327 E CLAY ST UT 20
WHITEWATER, WI 53190

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

WESLEY HOUGH
JAMIE HOUGH
327 E CLAY ST UT 22
WHITEWATER, WI 53190

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

CHARLES A COULTER
BRIDGET A COULTER
327 E CLAY ST UT 24
WHITEWATER, WI 53190

LEFFINGWELL TRUST
1139 MCBEE AVE
THE VILLAGES FL 3162

DIANE A MCCULLOUGH
327 E CLAY ST UT 26
WHITEWATER, WI 53190

ARBER AGUSHI
DARDAN AGUSHI
327 E CLAY ST UT 27
WHITEWATER, WI 53190

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

MICHAEL SMITH
327 E CLAY ST UT 29
WHITEWATER, WI 53190

JEREMIE M BILLEN
LEA M BILLEN
327 E CLAY ST UT 30
WHITEWATER, WI 53190

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

DENNIS HANSEN
755 N TRATT ST
WHITEWATER, WI 53190

DARLENE M WOOD
215 E CLAY ST
WHITEWATER, WI 53190

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

JOHN BEERMAN TRUST
215 E CLAY ST UT 35
WHITEWATER, WI 53190

MOLLY E BROWN
486 S ORCHARD ST
JANESVILLE, WI 53548

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

TERESA L HINELINE
215 E CLAY ST UT 38
WHITEWATER, WI 53190

JASON R PARPART
W73554 HWY 12
WHITEWATER, WI 53190

EDA B WILSON TRUST
215 E CLAY ST UT 40
WHITEWATER, WI 53190

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

DAVID H ARNETT TRUST
DIANE M ARNETT TRUST
N35W23663 AUBURN CT
PEWAUKEE, WI 53072

JANNINE E VOLBRIGHT
BRIAN D VOLBRIGHT
565 EHLERT CT
WHITEWATER, WI 53190

SCOTT EHLERT TRUST
291 COBURN LN
WHITEWATER, WI 53190

TAMMY L HUME
RONALD L SHOEMAKER
1039 JEROME AVE
JANESVILLE, WI 53546

PHILLIP A RODEN
MARY B RODEN
211 NOYES
EVANSTON, IL 60201

ROD SCHERER TRUST
SUE SCHERER TRUST
680 S WATERS EDGE DR
WHITEWATER, WI 53190

GERALD G NELL TRUST
JANET M NELL TRUST
660 WATERS EDGE DR
WHITEWATER, WI 53190

JOHN PATTERSON TRUST
MARIE PATTERSON TRUST
652 WATERS EDGE DR UT 9
WHITEWATER, WI 53190

DAVID A SPURGAT
DOROTHY A SPURGAT
7 COBURN LN
WHITEWATER, WI 53190

JOEL M HOUKOM
CHERYL PATRICE STORMES
1 COBURN LN
WHITEWATER, WI 53190

ELIZABETH C THIEL
230 GREENHOUSE LN
WHITEWATER, WI 53190

DEAN L ZWEIFEL
547 S EHLERT CT
WHITEWATER, WI 53190

DLK ENTERPRISES, INC
PO BOX 239
WHITEWATER, WI 53190

ERNEST R STAEBLER TRUST
MARGARET N STAEBLER TRUST
419 E CLAY ST
WHITEWATER, WI 53190

KORI K OBERLE
HELMIC-OBERLE TRUST
688 WATERS EDGE DR
WHITEWATER, WI 53190

DOUGLAS R KRAUSE
SUAN M KRAUSE
674 WATERS EDGE DR #4
WHITEWATER, WI 53190

TORTOMASI FAMILY TRUST
658 WATERS EDGE DR
WHITEWATER, WI 53190

LLOYD G WORDEN
LINDA V WORDEN
650 S WATERS EDGE DR
WHITEWATER, WI 53190

JEFFREY SCHEMM TRUST
W6184 STAR SCHOOL RD
FORT ATKINSON, WI 53538

DAVID W HAYNE
SUE A PERKINS
439 S WISCONSIN ST
WHITEWATER, WI 53190

STEVEN CHRISTOHPER S
TRUST
ERIN MARIN SPEAR TRUST
577 EHLERT CT

MICHAEL S KILAR
MARY E KILAR
275 E COBURN LN
WHITEWATER, WI 53190

RICHARD J EHRENBURG
YONG-JA EHRENBURG
505 E CLAY ST
WHITWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

JAMES OLSON TRUST
MARY OLSON TRUST
684 WATERS EDGE DR UT 2
WHITEWATER, WI 53190

JOHN N ROHATSCH
MARGARET J ROHATSCH
446 PIRATES MOON CT
INDIALANTIC FL 329031833

WOJDULA FAMILY TRUST
654 WATERS EDGE DR
WHITEWATER, WI 53190

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

VIRGINIA H COBURN
2 COBURN LN
WHITEWATER, WI 53190

BENJAMIN F ADAMITUS
CHRISTINE ADAMITUS
457 S WISCONSIN ST
WHITEWATER, WI 53190

CRYSTAL SINGER TRUST
PAUL SINGER TRUST
473 S WISCONSIN ST
WHITEWATER, WI 53190

LORENE LEVINE
210 E CLAY ST
WHITEWATER, WI 53190

VULTAGGIO & NELSON T
PO BOX 1423
MENA, AR 71953

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

KETTLE MORAIN BAPTIST
CHURCH
505 S WISCONSIN ST
WHITEWATER, W 53190

WENDY K WEYH
526 E EHLERT CT
WHITEWATER, WI 53190

REBECCA K KREBS
JONATHAN R BROCK
12209 E BRADLEY RD
WHITEWATER, WI 53190

CHRISTOPHER R ARNETT
578 EHLERT CT
WHITEWATER, WI 53190

DAVID L KUCK
KAREN S KUCK
644 WATERS EDGE DR
WHITEWATER, WI 53190

DAVID BEYEA
JIAWAN BEYEA
642 WATERS EDGE DR UT 13
WHITEWATER, WI 53190

JON MICHAEL WERNER
BARABRA ANN WERNER
640 S WATERS EDGE DR
WHITEWATER, WI 53190

KENNETH E JENSEN
SUSAN A JENSEN
638 WATERS EDGE DR
WHITEWATER, WI 53190

DANEIL E STOLGREN
MARHTA C STOLGREN
636 S WATERS EDGE DR
WHITEWATER, WI 53190

MARGUERITE WILLMAN
622 WATERS EDGE DR
WHITEWATER, WI 53190

WES HOMES & CONDO LLC
N7152 BOWERS RD
ELKHORN, WI 53121

ERIC C BARBER
621 DARCY LN
WHITEWATER, WI 53190

GREGORY A SWANSON
LOUISE A SWANSON
625 DARCY LN
WHITEWATER, WI 53190

PAUL G ADOGAMHE
FREDA U ADOGAMHE
631 DARCY LN
WHITEWATER, WI 53190

PATRICIA G STOREY
NEAL W STOREY
635 DARCY LN
WHITEWATER, WI 53190

WILLIAM G ALBRECHT TRUST
JOYCE L ALBRECHT TRUST
641 DARCY LN UT 25
WHITEWATER, WI 53190

BARBARA LOFTEN TRUST
645 DARCY LN
WHITEWATER, WIN 53190

KARL N OLSON
JANET E OLSON
651 DARCY LN
WHITEWATER, WI 53190

ANTHONY GAILLORETO
RENEE GAILLORETO
655 DARCY LN
WHITEWATER, WI 53190

JOSEPH UBBEN
VICTORIA S UBBEN
302 AMBER DR
WHITEWATER, WI 53190

ROLANDO CORTEZ
TANYA CORTEZ
306 E AMBER DR
WHITEWATER, WI 53190

GENEVIEVE THOMPSON TRUST
310 E AMBER DR
WHITEWATER, WI 53190

JODI B SIMEK
312 E AMBER DR UT 32
WHITEWATER, WI 53190

CHARLENE WILLEGAL
328 AMBER DR
WHITEWATER, WI 53190

ERICA STIGER
ISAAC STIGER
332 E AMBER DR
WHITEWATER, WI 53190

JON S ENRIQUEZ
FAYE T ENRIQUEZ
336 E AMBER DR
WHITEWATER, WI 53190

ADAM WOLFE
215 E CLAY ST UT 42
WHITEWATER, WI 53190

TAYLOR POHLMAN
215 E CLAY ST UT 43
WHITEWATER, WI 53190

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

ARMONDO SANDOVAL REYES
ANNA ROSA SANDOVAL
1235 BLOOMING FIELD DR
WHITEWATER, WI 53190

TINNA M MUELLER
LESLIE R FINKBONER
215 E CLAY ST UT 46
WHITEWATER, WI 53190

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

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

HILLSIDE CEMETERY
C/O WHITEWATER CEMETERY
ASSOC
235 NEWCOMB ST
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

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

MEL'S MANSION LLC
PO BOX 147
WHITEWATER, WI 53190

JAMES K LANGONE
PRISSILLA L LANGONE
5 COBURN LN
WHITEWATER, WI 53190

RICHARD L JORDAN
6 COBURN LN
WHITEWATER, WI 53190

BRIAN J CEBERTOWICZ
601 S WISCONSIN ST
WHITEWATER, WI 53190

WARREN DEVRIES TRUST
351 S WISCONSIN ST UT 1
WHITEWATER, WI 53190

CATHY TROSPER-BUELOW
2465 S ATLANTIC AVE, CONDO
402
COCO BEACH FL 32931

WOLFE INCOME TRUST
351 S WISCONSIN ST #3
WHITEWATER, WI 53190

DANIEL J NAVARRE
GLORIA J NAVARRE
351 S WISCONSIN ST #4
WHITEWATER, WI 53190

JAMES BARTLETT TRUST
BARBARA BARTLETT TRUST
351 S WISCONSIN ST #5
WHITEWATER, WI 53190

ANITA SCHANKE
351 S WISCONSIN ST #6
WHITEWATER, WI 53190

TAGGART TRUST
351 S WISCONSIN ST #7
WHITEWATER, WI 53190

MARY C SCHWARTZ TRUST
351 S WISCONSIN ST #8
WHITEWATER, WI 53190

BRUCE A BLUM
NANCY L BLUM
351 S WISCONSIN ST #9
WHITEWATER, WI 53190

ARUNA JHA
VIJAY KUMAR JHA
351 S WISCONSIN ST #10
WHITEWATER, WI 53190

LANCE SCHNEIDER
351 S WISCONSIN ST #11
WHITEWATER, WI 53190

LYLE W HUNTER TRUST
DAWN M HUNTER TRUST
351 S WISCONSIN ST #12
WHITEWATER, WI 53190

LAURA E MOLDENHAUER
351 S WISCONSIN ST #13
WHITEWATER, WI 53190

BENCYN FAMILY TRUST
351 S WISCONSIN ST #14
WHITEWATER, WI 53190

MYRA J BRIEN
351 S WISCONSIN ST #15
WHITEWATER, WI 53190

PAUL A GODER
JANIS K GODER
351 S WISCONSIN ST #16
WHITEWATER, WI 53190

CAROL ASHEBROOK TRUST
626 DARCY LN
WHITEWATER, WI 53190

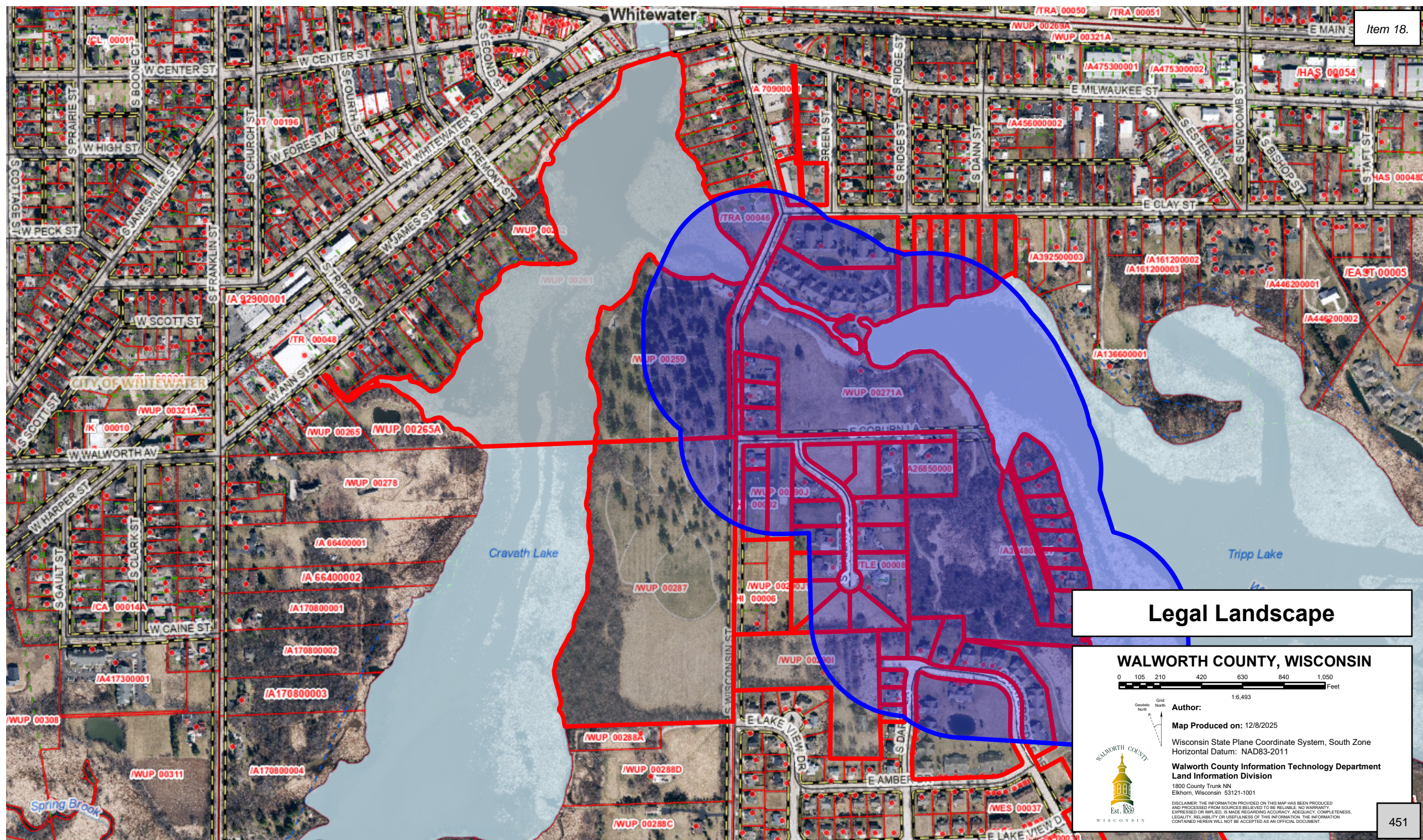
IAN M VARA
MELISSA A VARA
604 S WATERS EDGE DR
WHITEATER, WI 53190

DAVID R WILDENBERG
SHANNON S WILDENBERG
616 DARCY LN
WHITEWATER, WI 53190

MATTHEW MICKELSON
RACHEL MICKELSON
612 S WATERS EDGE DR
WHITEWATER, WI 53190

SHERI L PUTTKAMER
608 DARCY LN
WHITEWATER, WI 53190

Item 18.



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 19.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

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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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

Item 19.

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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 19.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Walton East Gate Park located on Jakes Way Rd. Tax Parcel ID /WPB 00043 from R-2 (One and Two Family Residence District) to I (Institutional District).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

PAUL S MOERER
JODI L MOERER
1270 E JAKES WAY #2
WHITEWATER, WI 53190

RR WALTON & COMPANY LTD
1005 W MAIN ST STE C
WHITEWATER, WI 53190

BRIAN ZELLMER
MAUREEN ZELLMER
1270 E JAKES WAY #14
WHITEWATER, WI 53190

NANCY BOYER
1270 E JAKES WAY #9
WHITEWATER, WI 53190

NIKKI AMUNDSON
1270 E JAKESWAY #1
WHITEWATER, WI 53190

SARAH PIEPER
225 S MAPLE LN
WHITEWATER, WI 53190

SOPHIA M TRAJKOVICH
218 S MAPLE LN
WHITEWATER, WI 53190

KATHERINE M MEINEL
184 S MAPLE LN
WHITEWATER, WI 53190

DAWN M KLOECKNER
215 S LOCUST LN
WHITEWATER, WI 53190

MATTHEW D SCHNEIDER
HALEY N SCHNEIDER
204 S LOCUST LN
WHITEWATER, WI 53190

ROSE N AWUOR
1270 JAKES WAY #4
WHITEWATER, WI 53190

JAMES M VANDER MEULEN
CYNTHIA A VANDER MEULEN
1270 E JAKES WAY #10
WHITEWATER, WI 53190

MAX R WALTON
1270 E JAKES WAY #13
WHITEWATER, WI 53190

JOHN R PASSELLA
DAWN K PASSELLA
41 PARK VIEW LN
HAWWTHORNE WOODS, IL 60047

JESUS MANRIQUEZ
MARIA MANRIQUEZ
201 S MAPLE LN
WHITEWATER, WI 53190

SCOTT M KOWALSKI
N138 OLD HIGHWAY 12
WHITEWATER, WI 53190

CASEY J BENHART
EBENE BENHART
206 S MAPLE LN
WHITEWATER, WI 53190

LINDA HEESCH TRUST
187 S LOCUST LN
WHITEWATER, WI 53190

DREW J MILLER
ELIZABETH A MILLER
223 S LOCUST LN
WHITEWATER, WI 53190

MONICA USELDING
193 S ASH LN
WHITEWATER, WI 53190

REBECCA K KREBS
1270 E JAKES WAY #6
WHITEWATER, WI 53190

AMANDA M PAYTON
1270 E JAKES WAY #12
WHITEWATER, WI 53190

KWANGSEOG AHN
WOONKYUNG AHN
1270 E JAKES WAY #11
WHITEWATER, WI 53190

ARBEN KASA
1270 E JAKES WAY #3
WHITEWATER, WI 53190

JASON B KLAWITTER
AMOUREENA F KLAWITTER
213 S MAPLE ST
WHITEWATER, WI 53190

TIMOTHY SCHROEDER
TERESE SCHROEDER
224 S MAPLE LN
WHITEWATER, WI 53190

CHARLES PENN
192 S MAPLE LN
WHITEWATER, WI 53190

RICHARD HARRIS
203 S LOCUST LN
WHITEWATER, WI 53190

RAMIRO VALDEZ
VERONICA VALDEZ
224 S LOCUST LN
WHITEWATER, WI 53190

SEAN STAUDE
LEHANDRA STAUDE
201 S ASH LN
WHITEWATER, WI 53190

TRACIE A BOOS
DARRIN JOHN BOOS
211 S ASH LN
WHITEWATER, WI 53190

ANTHONY M FLOERKE
JESSICA S FLOERKE
217 S ASH LN
WHITEWATER, WI 53190

JAMAL YOUNIS
225 S ASH LN
WHITEWATER, WI 53190

JAMIE LYNN MELIK
MICHAEL JOHN MELIK
232 S ASH LN
WHITEWATER, WI 53190

JOSHUA HUEBNER
EMILY HUEBNER
222 S ASH LN
WHITEWATER, WI 53190

KATELYNN DOGE
ANTHONY DODGE
212 S ASH LN
WHITEWATER, WI 53190

WILLIAM F BAZELEY
DANIELLE R BAZELEY
204 S ASH LN
WHITEWATER, WI 53190

BINH QUI NGUYEN
KABAO THAO
196 S ASH LN
WHITEWATER, WI 53190

KEITH CHRISTOFF
KATHLEEN CHRISTOFF
188 S ASH LN
WHITEWATER, WI 53190

JENNI JACOBS TRUST
1365 E JAKES WAY
WHITEWATER, WI 53190

RUSSEL WALTON FAMILY TRUST
KIMBERLY WALTON FAMILY TRUST
1005 W MAIN ST STE C
WHITEWATER, WI 53190

ALLISON D BORRE-STANDLEY
W146S7332 DURHAM CT
MUSKEGO, WI 53150

ADAM M GROTH
KELSIE GROTH
1335 JAKES WAY
WHITEWATER, WI 53190

CITY OF WHITEWATER TRUST
312 W WHITEWATER ST
WHITEWATER, WI 53190

WHITEWATER MORaine VIEW LLC
N63W23483 MAIN ST, STE 300
SUSSEX, WI 53089

JOAN DEMPSEY TRUST
135 W GENEVA ST
ELKHORN, WI 53121

RILEY VENTURES, LLC
1005 W MAIN ST STE C
WHITEWATER, WI 53190

JERRY KOLLWELTER TRUST
DONNA KOLLWELTER TRUST
W7977 BLUFF RD
WHITEWATER, WI 53190

Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 185 370 740 1,110 1,480 1,850 Feet

Grid North
Geodetic North

Author:
Map Produced on: 12/8/2025

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

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

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Item 19.

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Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 185 370 740 1,110 1,480 1,850 Feet
1:11,140

Grid North
Geoidetic North

Author:
Map Produced on: 12/8/2025

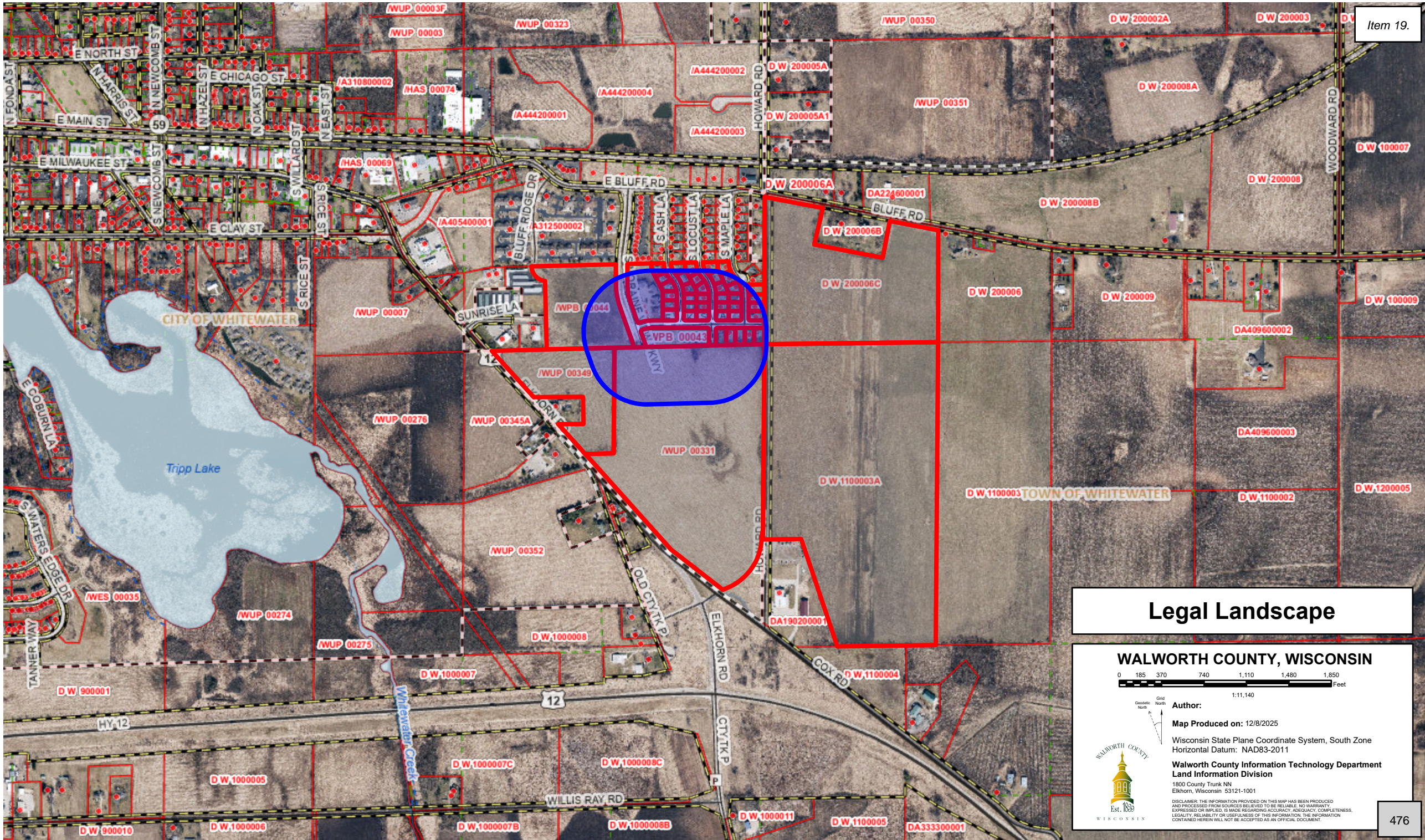
Wisconsin State Plane Coordinate System, South Zone
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Elkhorh, Wisconsin 53121-1001

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Est. 1899
WISCONSIN

476



Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 185 370 740 1,110 1,480 1,850 Feet
Grid North
Geodetic North

Author:
Map Produced on: 12/8/2025
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Est. 1899
WISCONSIN

476

Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 185 370 740 1,110 1,480 1,850 Feet

Grid North
Geoidetic North

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476

Legal Landscape

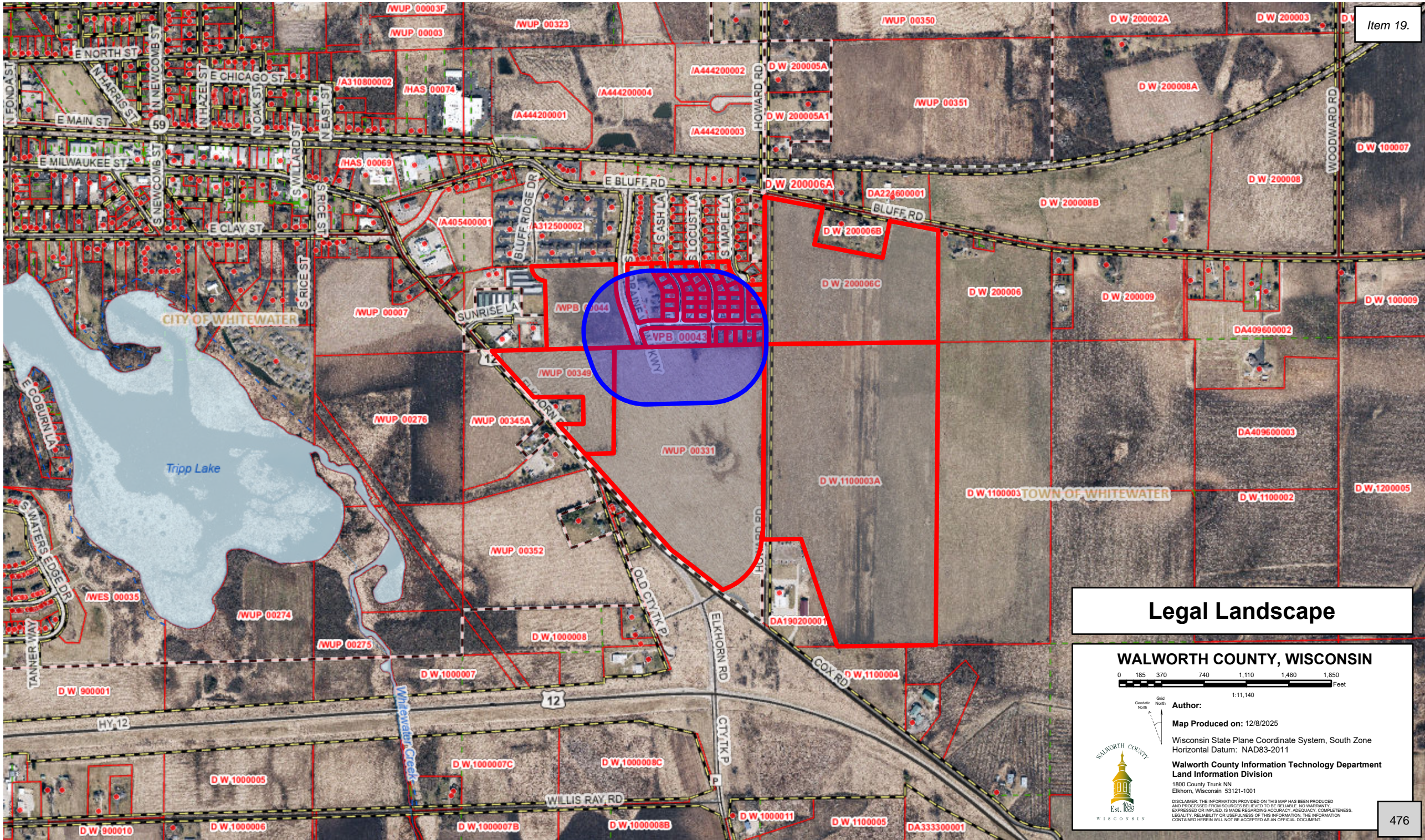
WALWORTH COUNTY, WISCONSIN

0 185 370 740 1,110 1,480 1,850 Feet
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Geodetic North

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MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

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

Item 20.

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 #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*

Previous Business Name*

Property Address*

Years in Operation*

Property Owner*

New Business Name*

Owner's Mailing Address*

Name of Operator*

City, State and Zip Code*

Operator's Mailing Address*

Owner's Phone #*

City, State and Zip Code*

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

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 he 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 by 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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 20.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Walton Oaks Park located at 654 Stonefield Lane Parcel ID#292-0515-3141-102 from R-2 (One and Two Family Residence District) to I (Institutional District).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

LEONARD GROW
LAURA GROW
1315 TOWER HILL PASS
WHITEWATER, WI 53190

STEVEN G TROGDEN
SALLY TROGDEN
1321 TOWER HILL PASS
WHITEWATER, WI 53190

EUNYOUNG HANG
1325 TOWER HILL PASS
WHITEWATER, WI 53190

MICHAEL HUDEC
1333 TOWER HILL PASS
WHITEWATER, WI 53190

MARIO DAGOBERTO RAMOS
FERNANDA MARGARITA RAMOS
1337 TOWER HILL PASS
WHITEWATER, WI 53190

HARBOR HOMES INC
N27 W24025 PAUL CT
PEWAUKEE, WI 53072

BENJAMIN FISHER
695 STONEFIELD LN
WHITEWATER, WI 53190

ROBERT H CUTSHALL
SHIRELY L CUTSHALL
1398 TOWER HILL PASS
WHITEWATER, WI 53190

HE LI
1395 TOWER HILL PASS
WHITEWATER, WI 53190

KERENNA KOHLBECK
685 STONEFIELD LN
WHITEWATER, WI 53190

KARI L LEWICKI
663 STONEFIELD LN
WHITEWATER, WI 53190

THOMAS A HERNANDEZ
JASMIN L FERNANDEZ
675 STONEFIELD LN
WHITEWATER, WI 53190

CHERYL L MITCHELL
669 STONEFIELD LN
WHITEWATER, WI 53190

JENNIFER LYNN COFFEY
BRIAN OLIVER COFFEY
655 STONEFIELD LN
WHTIEWATER, WI 53190

HUGH D GNATZIG
SUSAN M GNATZIG
206 S ELIZABETH ST
WHITEWATER, WI 53190

KIM M ADAMS TRUST
ANGELA M ALESCI TRUST
640 STONEFIELD LN
WHITEWATER, WI 53190

SOUTH BLOOMING FIELD ACRES
LLC
W3442 VANNOY DR
WHITEWATER, WI 53190

RUTH M WALTON TRUST
W3442 VANNOY DR
WHITEWATER, WI 53190

SEAN O'BLANAGAN-QUADE
KYLEE O'FLANAGAN
635 STONEFIELD LN
WHITEWATER, WI 53190

CHRISTOPHER C RAWLINGS
ANDREA ANN RAWLINGS
623 STONEFIELD LN
WHITEWATER, WI 53190

BRIAN J O'NEILL
ANDREA ROMERO
1315 BLOOMING FIELD DR
WHITEWATER, WI 53190

LIZ WINN TRUST
1305 BLOOMING FIELD DR
WHITEWATER, WI 53190

STEVEN J LETELLIER
JULIE A LETELLIER
1290 BLACK RIVER CT
WHITEWATER, WI 53190

JUSTIN RICCI MANE
HEIDI MARIE MANE
1321 BLACK RIVER CT
WHITEWATER, WI 53190

THOMAS M YORK
EVA YORK
1315 BLACK RIVER CT
WHITEWATER, WI 53190

TRACIE WICKERT
JAMES WICKERT
1295 BLACK RIVER CT
WHITEWATER, WI 53190

DANIEL E CARTER
BRENDA S CARTER
1289 BLACK RIVER CT
WHITEWATER, WI 53190

YUHENG CAO
YONGHONG YU
1281 BLACK RIVER CT
WHITEWATER, WI 53190

RICHARD DALE LEGGE
1297 W BLOOMING FIELD DR
WHITEWATER, WI 53190

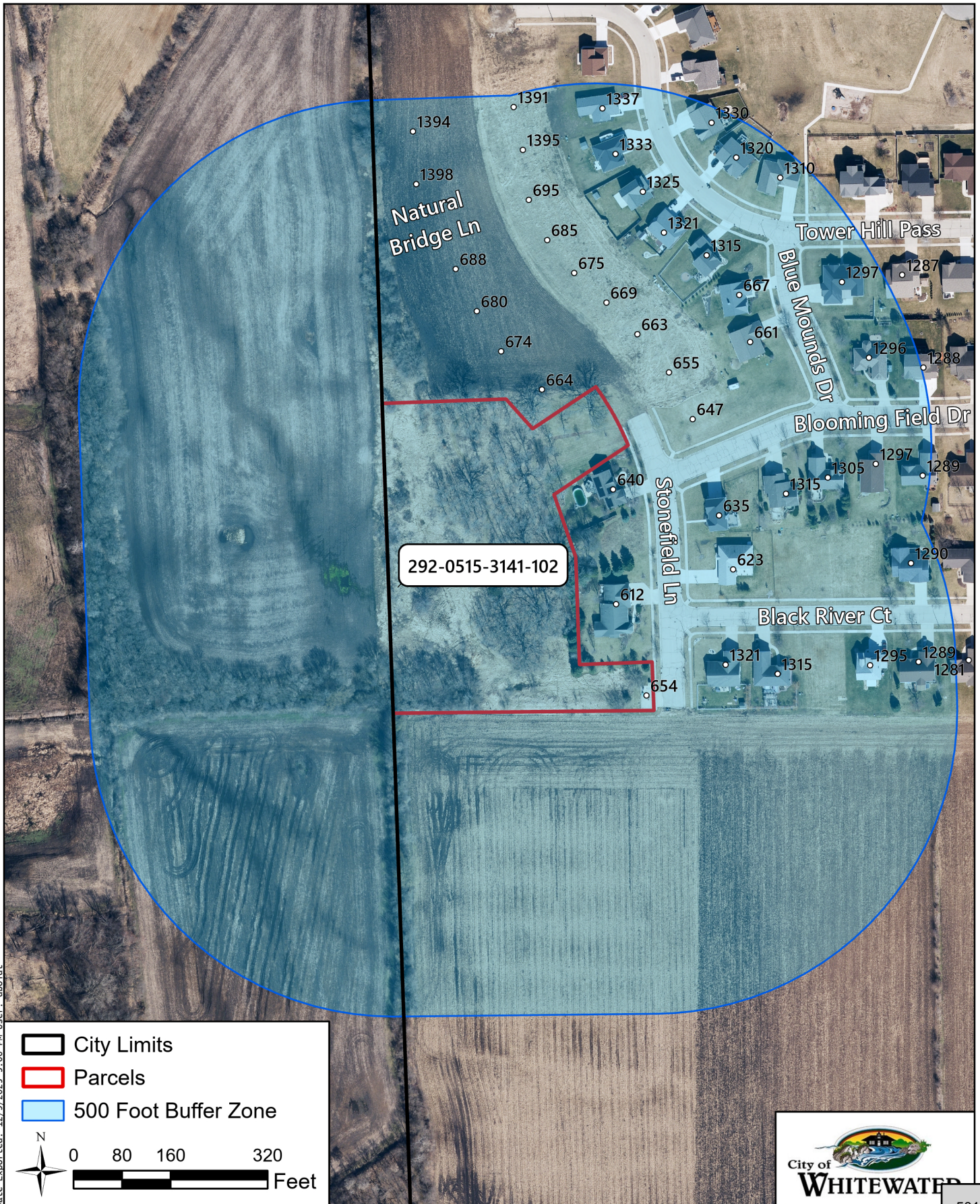
MICHAEL R CALLEN
MONICA M CALLEN
1296 W BLOOMING FIELD DR
WHITEWATER, WI 53190

JUSTIN PAUKNER
SAVANNAH PAUKENER
1288 W BLOOMING FIELD DR
WHITEWATER, WI 53190

DALE BLACKWELL
JANEAN BLACKWELL
1297 TOWER HILL PASS
WHITEWATER, WI 53190

Item 20.

Walton Oaks Park



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

312 W Whitewater Street
PO Box 178
Whitewater, WI 53190
262-473-0540
www.whitwater-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	Landscaping	MSDS Sheet	Other Information
<input type="button" value="Choose File"/> No fi...sen	<input type="button" value="Choose File"/> No fi...sen	<input type="button" value="Choose File"/> No fi...sen	<input type="button" value="Choose File"/> No fi...sen

Planning Request (check all that apply)

1. General Project Information:

Project Tax Key #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*	State*	Zip Code*
<div>Whitewater</div>	<div>WI</div>	<div>53190</div>

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*	Applicant's Company*
<div>Kevin Boehm</div>	<div>Parks and Rec Director</div>

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed

Date Published

Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Property Tax Key #*

Multiple

Tenant Information

Previous Business Name*

N/A

Property Address*

N/A

Years in Operation*

N/A

Property Owner*

City of Whitewater

New Business Name*

N/A

Owner's Mailing Address*

312 W Whitewater Street

Name of Operator*

N/A

City, State and Zip Code*

Whitewater, WI 53190

Operator's Mailing Address*

N/A

Owner's Phone #*

262-473-0122

City, State and Zip Code*

N/A

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

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 he 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 by 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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 21.

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



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

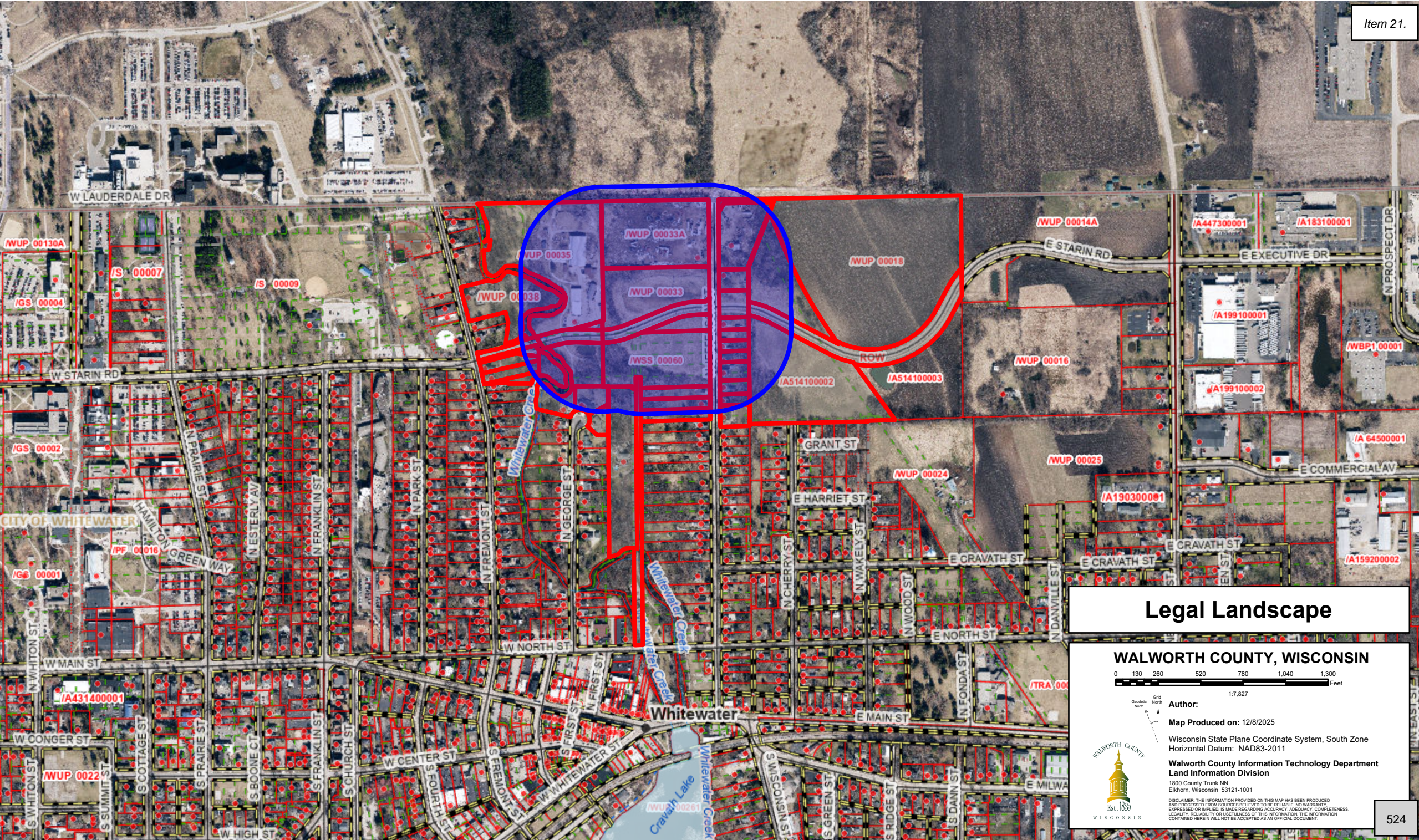
A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Whitewater Bark Park located at 546 N Jefferson St. Tax Parcel ID#s /WUP 00033 from R-2(One and Two Family Residence District to I (Institutional District).

The Rezone Application is on file in the Community Development 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.

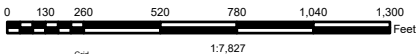
For information, call (262) 473-0540

Llana Dostie, Zoning Specialist



Legal Landscape

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 12/8/2025

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

**Walworth County Information Technology Department
Land Information Division**

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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



JJJ VENTURES LLC
501 BRIGHTON WAY
FORT ATKINSON, WI 53538

BENTLEY S KIENBAUM
DAWN L KIENBAUM
W132 N6545 WESTVIEW DR
MENOMONEE FALLS, WI 53051

LEE L DANIELS TRUST
ROBERT F KANTIN TRUSTEE
3445 CEDAR DR
PARK CITY UT 84098

LEE L DANIELS TRUST
C/O TINCHER REALTY
532 W MAIN ST
WHITEWATER, WI 53190

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

JEREMY KORF
541 N JEFFERSON ST
WHITEWATER, WI 53190

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

RICHARD M STELTER
435 N JEFFERSON ST
WHITEWATER, WI 53190

DYLAN ALLAMIAN
445 N JEFFERSON ST
WHITEWATER, WI 53190

ROGER N TREWYN
SHIRLEY M TREWYN
503 N JEFFERSON ST
WHITEWATER, WI 53190

JOSE F SOTO
MARCICELA SOTO
525 N JEFFERSON ST
WHITEWATER, WI 53190

KURT A TROEMEL
539 N JEFFERSON ST
WHITEWATER, WI 53190

KRISTA N MILLER
428 N JEFFERSON ST
WHITEWATER, WI 53190

NICHOLAS MEYER
434 N JEFFERSON ST
WHITEWATER, WI 53190

JULIE FOUTS
442 N JEFFERSON ST
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

ADAM P BOLZ
288 N GEORGE ST
WHITEWATER, WI 53190

ROGER KUTZ TRUST
CHRISTINE KUTZ TRUST
N614 FREMONT RD
WHITEWATER, WI 53190

ROBIN L SCHUTTE
N6722 COUNTY RD P
DELAN, WI 53115

DONALD ALECKSON
MARY ALECKSON
299 N FREMONT ST
WHITEWATER, WI 53190

WHITEWATER FIRE DEPT
312 W WHITEWATER ST
WHITEWATER, WI 53190

LUIS RAMIREZ JR
ESTELA RAMIREZ
949 W HIGHLAND ST
WHITEWATER, WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.

Rezone Application - Submission #2101

Date Submitted: 12/8/2025

City of Whitewater

312 W Whitewater Street
PO Box 178
Whitewater, WI 53190
262-473-0540
www.whitwater-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	Landscaping	MSDS Sheet	Other Information
<input type="button" value="Choose File"/> No fi...sen	<input type="button" value="Choose File"/> No fi...sen	<input type="button" value="Choose File"/> No fi...sen	<input type="button" value="Choose File"/> No fi...sen

Planning Request (check all that apply)

1. General Project Information:

Project Tax Key #*

All City Owned Parks

Project Address*

Multiple Addresses and locations

City*	State*	Zip Code*
<div>Whitewater</div>	<div>WI</div>	<div>53190</div>

Project Title (if any)

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Kevin Boehm

Applicant's Company*

Parks and Rec Director

Address*

312 W Whitewater Street

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner's First Name (if different from applicant)

Owner's Last Name

Address

City

State

Zip Code

Phone Number

Email Address

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*

Multiple address relates to all City Parks

Tax Parcel #*

Multiple

Current Zoning District*

R-1, R-1x, R-2 and M-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Petitioner's interest in requested rezoning*

Director of Parks and Recreation and Owner

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

N/A

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature**Property Owner's Address***

312 W Whitewater Street

Owner's Agent Address**Property Owner's Phone Number***

262-473-0122

Owner's Agent Phone**Property Owner's Email***

kboehm@whitewater-wi.gov

Owner's Agent Email**Zoning #****Application Reviewed by****Date**

Date Filed	Date Published	Date Notices Mailed

Plan Commission Recommendation

Date of Recommendation

Plan of Operations

Property Information

Tenant Information

Property Tax Key #*	Previous Business Name*
Multiple	N/A

Property Address*	Years in Operation*
N/A	N/A

Property Owner*	New Business Name*
City of Whitewater	N/A

Owner's Mailing Address*	Name of Operator*
312 W Whitewater Street	N/A

City, State and Zip Code*	Operator's Mailing Address*
Whitewater, WI 53190	N/A

Owner's Phone #*	City, State and Zip Code*
262-473-0122	N/A

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phone and Email*

N/A

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

Public Parks

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

6-Midnight, Effigy Sunrise to Sunset

Hours of Operations (Weekend)*

6-midnight, Effigy Sunrise to Sunset

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

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 the Property and Building(s)**Building A***

N/A

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*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ 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

Front of each park

Entertainment

Item 22.

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

Outdoor Lighting

Type*

No change to current lighting

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

Approval Date by the County Health Department of existing septic system

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

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

Licenses/Permits

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

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, Universities, Schools, Churches, Libraries, Government buildings,
- ☐ 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*

Kevin Boehm

Date*

12-8-2025

Inspector's Signature

Date

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 he 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 by 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*

City Parks

PROJECT LOCATION*

City Parks

APPLICANT INFORMATION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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 Boehm

DATE*

12-8-2025

Item 22.

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**

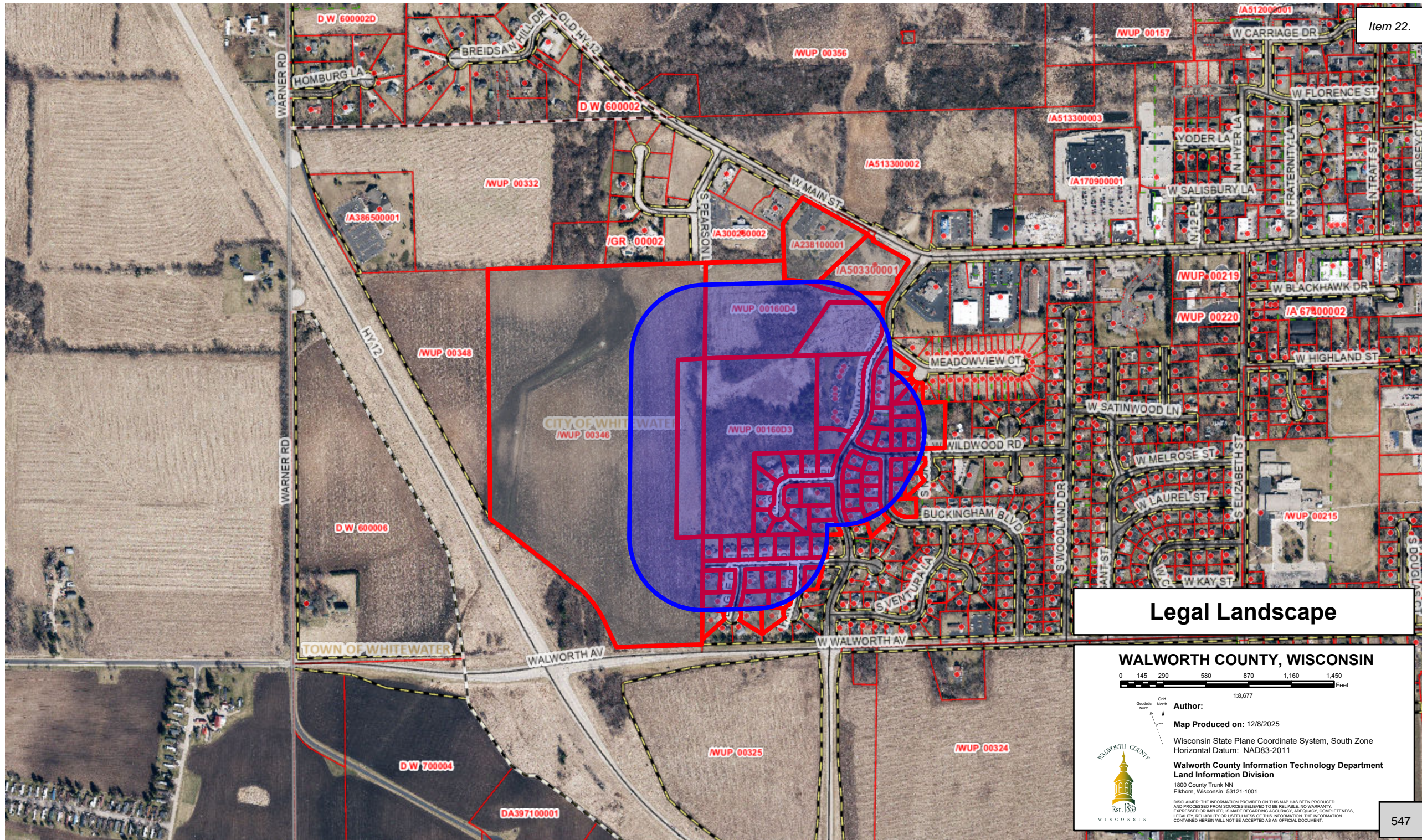
- ☐ Approved
☐ Denied

Date

**Fire Department
Approval**

- ☐ Approved
☐ Denied

Date



Legal Landscape

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 12/8/2025

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

**Walworth County Information Technology Department
Land Information Division**

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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



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

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

JOAN SIMES
KIM SIMES
250 INDIAN MOUND PKWY #8
WHITEWATER, WI 53190

MARY C ALTHAUS TRUST
250 INDIAN MOUND PKWY #5
WHITEWATER, WI 53190

MICHAEL STAPLETON TRUST
RITA STAPLETON TRUST
250 INDIAN MOUND PKWY #2
WHITEWATER, WI 53190

CHRISTOPHER W MAYER
KAREN B MAYER
345 INDIAN MOUND PKWY
WHITEWATER, WI 53190

MICHELE HOMYAK
MARK HOMYAK
324 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

MARIOL S DEALCA
GARCIELA COLIN DEALCA
311 INDIAN MOUND PKWY
WHITEWATER, WI 53190

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

WALLACE K MCDONELL
KIMBERLEE K MCDONELL
1660 MOUND VIEW PL
WHITEWATER, WI 53190

ROBERT L HOLDER
SHARON M HOLDER
255 INDIAN MOUND PKWY
WHITEWATER, WI 53190

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

ROBERT L LUEDER
KAREN HOVE LUEDER
250 INDIAN MOUND PKWY #7
WHITEWATER, WI 53190

LARRY E TIMM
250 INDIAN MOUND PKWY #4
WHITEWATER, WI 53190

MARY LEVALL TRUST
250 INDIAN MOUND PKWY #1
WHITEWATER, WI 53190

JACOB F GODDEN
336 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

FERNANDO VILLEGAS RODRIGUEZ
TARA A VILLEGAS
321 INDIAN MOUND PKWY
WHITEWATER, WI 53190

DALE R WOLF
JULIA A WOLF
1645 WILDWOOD DR
WHITEWATER, WI 53190

NATHANIEL L HAYWORTH
ANNA M HAYWORTH
1634 MOUND VIEW PL
WHITEWATER, WI 53190

CHAD BOUDREAU
STACY BOUDREAU
1666 MOUND VIEW PL
WHITEWATER, WI 53190

JONATHAN MCDONELL
1634 WILDWOOD RD
WHITEWATER, WI 53190

JEAN M BULA
JOE R BULA
250 INDIAN MOUND PKWY #9
WHITEWATER, WI 53190

DAVID B JOHNSON
ELIZABETH A JOHNSON
250 INDIAN MOUND PKWY #6
WHITEWATER, WI 53190

LINDA L KACHEL
15088 ENCANTO DR
SHERMAN OAKS, CA 91403

DAN TAYLOR
NATALIA TAYLOR
338 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

ROSA E PARTIDA
LUIS M CERRILLO
331 INDIAN MOUND PKWY
WHITEWATER, WI 53190

JANET R STEVENSON
314 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

ROBERT W KINCAID
CAROL L KINCAID
306 BUCKINGHAM BLVD
WHITEWATER, WI 53190

ANTONE P VANDERWIELEN
JANE L VANDERWIELEN
1650 MOUND VIEW PL
WHITEWATER, WI 53190

KRISTINA LUESCHOW
EVAN STOUT
1672 MOUND VIEW PL
WHITEWATER, WI 53190

K PRAVEEN PARBOTEEAH
KYONG PYUN
1680 MOUND VIEW PL
WHITEWATER, WI 53190

LEE HOLLINGSHEAD TRUST
JANET HOLLINGSHEAD TRUST
1691 MOUND VIEW PL
WHITEWATER, WI 53190

DANIEL HOLLENBECK
YOLANDA HOLLENBECK
346 INDIAN MOUND PKWY
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

CHRIST G CHRISTON
BETHANY A CHRISTON
1656 TURTLE MOUND LN
WHITEWATER, WI 53190

SHARON LYNNE REIGSTAD
RONALD CHESTER SLAPINSKI
1694 TURTLE MOUND LN
WHITEWATER, WI 53190

JEFFREY ZINGG TRUST
MARCIA ZINGG TRUST
1677 TURTLE MOUND LN
WHITEWATER, WI 53190

MARC ROE
DEBORAH ROE
1716 TURTLE MOUND LN
WHITEWATER, WI 53190

BLAYNE D ROSELLE
AMY R ROSELLE
398 EAGLE CT
WHITEWATER, WI 53190

JOSEPH A KROMHOLZ
MARJORIE E STONEMAN
393 EAGLE CT
WHITEWATER, WI 53190

JON KACHEL TRUST
TERRI KACHEL TRUST
1690 MOUND VIEW PL
WHITEWATER, WI 53190

ALFONSO ALCALA
ALICIA ALCALA
1677 MOUND VIEW PL
WHITEWATER, WI 53190

LEANN K EIMERMANN
1638 W WILDWOOD RD
WHITEWATER, WI 53190

LAURA FEIT TRUST
265 INDIAN MOUND PKWY
WHITEWATER, WI 53190

VANDOREN TRUST
1670 TURTLE MOUND LN
WHITEWATER, WI 53190

NICK LESAR TRUST
JANET LESAR TRUST
1706 TURLE MOUND LN
WHITEWATER, WI 53190

CHAD B EVERETT
ANDREA J EDNIE
380 PANTHER CT
WHITEWATER, WI 53190

STEVEN A LARSON TRUST
LEOTA I LARSON TRUST
1721 TURTLE MOUND LN
WHITEWATER, WI 53190

JOHN G BLACK
MICHELLE M BLACK
406 EAGLE CT
WHITEWATER, WI 53190

JONATHAN ROE
EMILY ROE
396 PANTHER CT
WHTIEWATER, WI 53190

JOSEPH ODONNELL
REBECCA ODONNELL
1695 MOUND VIEW PL
WHITEWATER, WI 53190

ELEANORE L HARTMANN
336 INDIAN MOUND PKWY
WHITEWATER, WI 53190

JOSEPH S DOMITRZ
1644 W WILDWOOD RD
WHITEWATER, WI 53190

GARY L MICKELSON TRUST
1644 TURTLE MOUND LN
WHITEWATER, WI 53190

KRISTINA MARIE OGLESBY
JOHN JOSEPH SPANDONI
1680 TURTLE MOUND LN
WHITEWATER, WI 53190

BARBARA LARSON TRUST
381 EAGLE CT
WHITEWATER, WI 53190

WEISBROD TRUST
381 PANTHER CT
WHITEWATER, WI 53190

NICHOLAS SCHLAEFER
EMILY LEGREID SCHLAEFER
380 EAGLE CT
WHITEWATER, WI 531190

SOBITHA SAMARANAYAKE TRUST
GEETHAMALI SAMARANAYAKE TRUST
405 S EAGLE CT
WHITEWATER, WI 53190

MICHAEL S KACHEL
SONIA L KACHEL
408 PANTHER CT
WHITEWATER, WI 53190

GORDON J CONVERSE
KATHLEEN A CONVERSE
251 INDIAN MOUND PKWY
WHITEWATER, WI 53190

CASSANDRA K STACHOW
249 INDIAN MOUND PKWY
WHITEWATER, WI 53190

SANDRA L KNUTESON
239 INDIAN MOUND PKWY UT D
WHITEWATER, WI 53190

NEDIME ZENKU
DJEVDET ZENKU
231 INDIAN MOUND PKWY
WHITEWATER, WI 53190

WALKER TRUST
229 INDIAN MOUND PKWY
WHITEWATER, WI 53190

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

JAY CAMERON
TONYA CAMERON
307 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

LUIS RAMIREZ
ESPERANZA RAMIREZ
321 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

INDIAN WOODS LLC
1264 HILLCREST LN
FALLBROOK, CA 92028

MPKSP PROPERTIES LLC
N555 HOWARD RD
WHITEWATER, WI 53190

JOSEPH W KLUCK
JANIS P KLUCK
1645 MOUND VIEW PL
WHITEWATER, WI 53190

MEDICAL HEALTH BUILDING
GROUP LLC
43 S WATER ST E
FORT ATKINSON, WI 53538

FVR WISCONSIN LLC
3131 MCKINNEY AVE, SUITE 110
DALLAS, TX 75204

JEANNE FRICKE
THOMAS FRICKE
1599 MEADOWVIEW CT
WHITEWATER, WI 53190

SCOTT KERNEY
1597 MEADOWVIEW CT
WHITEWATER, WI 53190

ANNETTE ATWATER
DANIEL GERBLICK
1595 MEADOWVIEW CT
WHITEWATER, WI 53190

US SHELTER HOMES I LLC
PO BOX 56
WHITEWATER, WI 53190



www.whitewater-wi.gov
Community Dev. Director: 262-473-0148
Economic Dev. Coordinator: 262-473-0145
Zoning Specialist: 262-473-0144

Community Development Department
312 W. Whitewater St.
Whitewater, WI 53190

Item 22.

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for a change in zoning requested by the City of Whitewater for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway. Tax Parcel ID#s /MO 00053 and /WUP 00160D3 from R-1(One Family Residence District) R-1x (One Family Residence District) to I (Institutional District).

The Rezone Application is on file in the Community Development 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, Zoning Specialist

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Conditional Use Permit Request

Summary of Request	
Requested Approvals:	Conditional Use Permit for Electronic Message Center Sign, Institutional Information Sign, and Size.
Location:	402 W Main St (OT 00038)
Current Zoning:	Institutional (Pending)
Proposed Zoning:	NA
Future Land Use, Comprehensive Plan:	Institutional

Conditional Use Review

Kevin Boehm (Applicant) on behalf of the City of Whitewater seeks approval for a conditional use permit for signage at 402 W Main Street. A conditional use permit is required per **19.54.030** as this monument sign is sized greater than 50 Square feet (76.5 square feet), along with the conditional use permit requirement for Institutional Information sign per **19.54.100**, as well as approval for an electronic message sign per **19.54.040**. This location is also awaiting approval for a rezone from R-3 to Institutional.

19.54.040 - Electronic message signs.

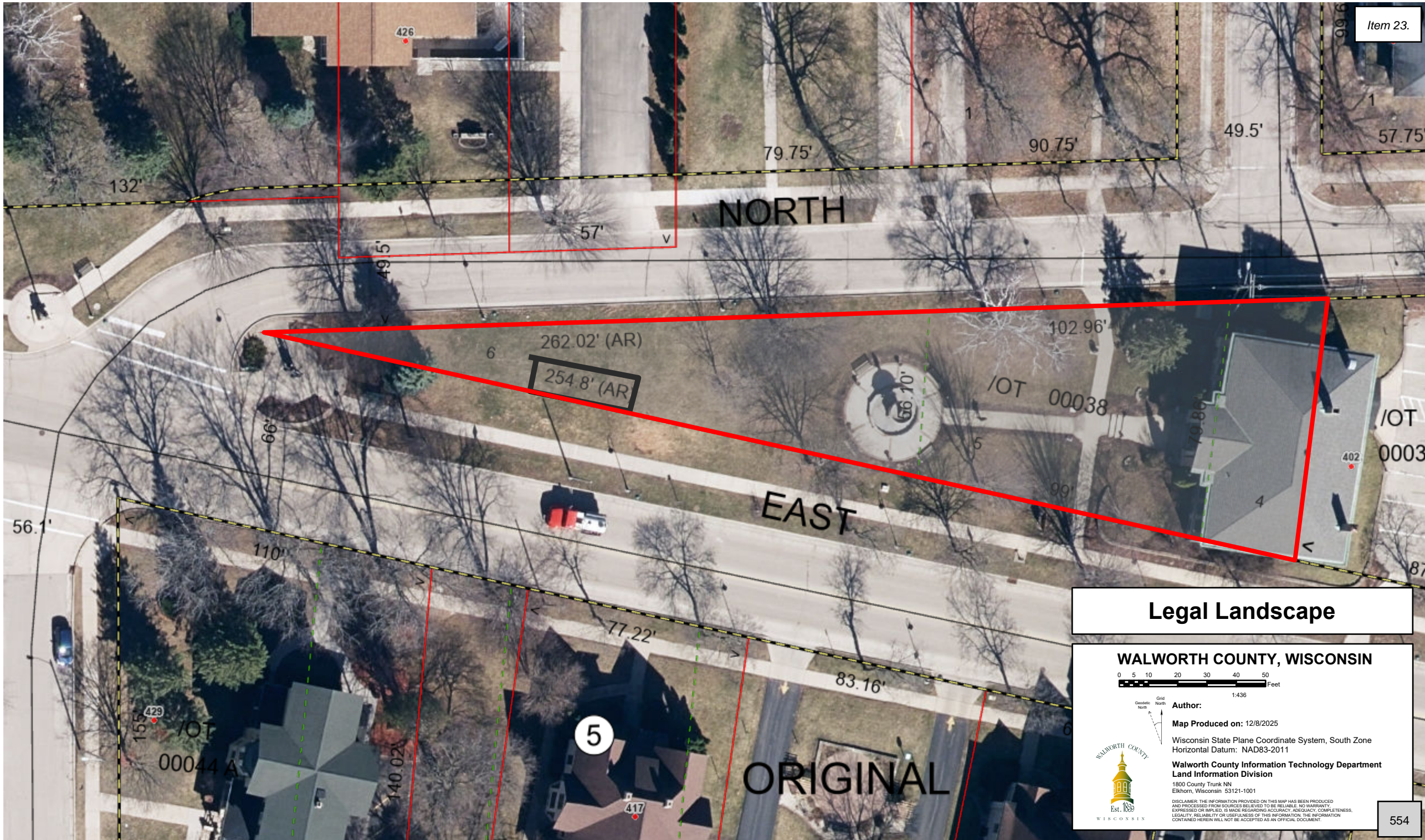
Electronic Message Sign. A type of sign that displays words, lines, logos, graphic images, or symbols, which may be changed electronically to provide different information, and which

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, 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 the Plan Commission **APPROVE** the Conditional Use Permit for new signage at 402 W Main St (OT 00038) with the following conditions:
 - a. The applicant shall comply with all required City and building codes.
 - b. Applicant shall be responsible for obtaining a sign permit, and building permit for any electrical work.
Granted sign permit shall expire, and shall be null and void, if the sign is not attached or erected within one year after the issuance of the sign permit.
 - c. All provisions of Section 19.54.040 of the municipal ordinance shall be upheld and adhered to at all times.
 - d. Any other conditions as stipulated by the PARC.

[illegible][illegible][illegible][illegible][illegible]

An aerial photograph of a residential neighborhood with several properties outlined by dashed yellow lines. A large area in the center is highlighted with a solid red outline. This red-outlined area has two rectangular sections labeled "254.8' (AR)" and "262.02' (AR)". The word "NORTH" is written horizontally across the top of the red area, and "EAST" is written vertically along its right side. Other dimensions are scattered throughout the map, such as 79.75', 90.75', 49.5', 57', 132', 102.96', 110', 77.22', 83.16', 140.02', 153', 56.1', 66', 69.10', 79.86', and 87'. Several houses are visible, some with lot numbers or addresses like 426, 429, 417, 402, and 1. A road runs diagonally from the bottom left towards the top right. In the bottom right corner, there is a white box containing the title "Legal Landscape", a scale bar for "WALWORTH COUNTY, WISCONSIN" (0 to 50 feet), author information, production date (12/8/2025), coordinate system details, and a disclaimer. A small logo for Walworth County is also present. The word "ORIGINAL" is printed in large letters at the bottom center of the map.

[illegible]

An aerial photograph overlaid with a legal survey map. The map shows several residential lots. A large area is outlined in red, containing a smaller rectangular area labeled "254.8' (AR)". Other areas are labeled with dimensions like "262.02' (AR)", "102.96'", "79.75'", "90.75'", "49.5'", "57'", "77.22'", "83.16'", "110'", "56.1'", "153'", "140.02'", "66'", "69.10'", "79.86'", "99'", "87'". Lot numbers include "426", "429", "417", "402", "1", "5", "6", "4", "1", "1". Directional labels "NORTH" and "EAST" are placed over the map. The word "ORIGINAL" is written in large letters at the bottom. A scale bar from 0 to 50 feet and a north arrow are present. Text includes "WALWORTH COUNTY, WISCONSIN", "Author:", "Map Produced on: 12/8/2025", "Wisconsin State Plane Coordinate System, South Zone Horizontal Datum: NAD83-2011", "Walworth County Information Technology Department Land Information Division", "1800 County Trunk NN Elkhorn, Wisconsin 53121-1001", and a disclaimer. A small box in the top right corner says "Item 23.". A circled number "5" is located near the bottom center. Various other annotations like "/OT 00038", "/OT 0003", "/OT 00044 A", and "v" are scattered throughout the map.

[illegible]

Conditional Use Permit Application - Submission #2102

Date Submitted: 12/8/2025

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 or 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 23.

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

Llana Dostie, Zoning Specialist
262-473-0144
ldostie@whitewater-wi.gov

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

Site Plan Upload*

Site Plan of Sign
Location.pdf

Landscaping Plan Upload

No file selected

Lighting Plan Upload

No file selected

MSDS Sheets

No file selected

Other Information

digital sign.jpg

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*

State*

Zip Code*

Phone Number*

262-473-0122

Email Address*

kboehm@whitewater-wi.gov

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner First Name (if different from applicant)

Owner Last Name

Address

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

Translation Services
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*

402 W Whitewater Street

Tax Parcel #*

/OT 00038

Zoning District*

R-2 currently Rezone for I

Requested Conditional Use*

Electronic message monument sign

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.

Property Owner Signature*

Kevin Boehm

Owner's Agent Signature*

Kevin Boehm

Address*

312 W Whitewater Street

Address*

312 W Whitewater STreet

Phone and Email*

262-473-0122 kboehm@whitewater-wi.gov

Phone and Email*

262-473-0122 kboehm@whitewater-wi.gov

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 #***

/OT 00038

Previous Business Name*

N/A

Property Address*

402 W MAIn Street

Years in Operation*

NA

Property Owner*

City of Whitewater

New Business Name*

NA

Owner Mailing Address*

312 W Whitewater Street

Name of Operator*

NA

City, State and Zip Code*

Whitwater, WI 53190

Operator Mailing Address*

NA

Owner's Phone #*

262-473-0122

City, State and Zip Code*

NA

Owner's Email*

kboehm@whitwater-wi.gov

Operator's Phoen # and Email *

NA

New Business Use/Operation Information

Description of Business use or Operations*

Park

Previous Use of Space*

NA

Hours of Operations (Weekdays)*

6-midnight

Hours of Operations (Weekends)*

6-midnight

Total Area Space in Square Feet*

NA

Toilet Fixtures*

NA

Full Time Employees*

NA

of Part Time Employees*

NA

Customer Seating*

- ☐ Yes
☒ No

Seating Capacity*

NA

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

NA

Sprinkler System*

- ☐ Yes
☒ No

Hazardous/Flammable Chemicals used/stored*

- ☐ Yes (must attach MSDS Sheets)
☒ No

Specified Use of Property and Building(s)

Building A*

NA

Building B

Item 23.

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*

NA

Number of Spaces Available*

NA

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***

Middle of park closer to W Main Street

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

Outdoor Lighting

Type*

NA

Location*

NA

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

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

Current

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
- ☒ College, Universities, Schools, Churches, Libraries, Government buildings



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*

Kevin Boehm

Date*

12-8-2025

Inspector/Zoning Signature

Date

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 he 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 by 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*

Flat Iron Park

PROJECT LOCATION*

402 W Main STreet

APPLICANT INFORAMTION

NAME*

Kevin Boehm

MAILING (BILLING) ADDRESS*

312 W Whitewater Street

PHONE*

262-473-0122

EMAIL ADDRESS*

kboehm@whitewater-wi.gov

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

SIGNATURE OF APPLICANT*

Kevin Boehm

DATE*

12-8-2025

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

Interim Director of Economic Development: Emily McFarland \$

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 \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

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

<div>Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>	<div>Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>
<div>Public Works Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>	<div>City Engineer Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>
<div>Police Department</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>	<div>Fire Department Approval</div> <div><input type="checkbox"/> Approved</div> <div><input type="checkbox"/> Denied</div>	<div>Date</div> <div></div>



www.whitewater-wi.gov
Community Dev. Director: 262-473-0148
Economic Dev. Coordinator: 262-473-0145
Zoning Specialist: 262-473-0144

Community Development Department
312 W. Whitewater St.
Whitewater, WI 53190

Item 23.

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January 2026 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for an electronic message sign located at 402 W Main Street, Flat Iron Park , Parcel ID #/OT 00038 for City of Whitewater.

The Conditional Use Permit Proposal is on file in the Community Development 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, Zoning Specialist

J VULTAGGIO LLC
W2862 STATE RD 59
WHITEWATER, WI 53190

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

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

BRENDA J SCHUMACHER
120 N PARK STREET
WHITEWATER, WI 53190

MATHEW S PRATER
130 N PARK STREET
WHITEWATER, WI 53190

CHRISTINA PAGE
136 N PARK STREET
WHITEWATER, WI 53190

STEVEN WAGNER
RACHEL WAGNER
142 N PARK STREET
WHITEWATER, WI 53190

HANNAH LEQUIRE
148 N PARK STREET
WHITEWATER, WI 53190

KAREN M FISHER
125 N FRANKLIN ST
WHITEWATER, WI 53190

MICHALE B JONELY
JEANNE M JONELY
131 N FRANKLIN ST
WHITEWATER, WI 53190

THEODORE T STRADINGER
137 N FRANKLIN STREET
WHITEWATER, WI 53190

MYRON R PAYNTER TRUST
NORBERTA A PAYNTER TRUST
143 N FRANKLIN ST
WHITEWATER WI 53190

ELENA LEVY-NAVARRO
124 N FRANKLIN ST
WHITEWATER, WI 53190

DENISE HOGLUND
132 N FRANKLIN ST
WHITEWATER, WI 53190

ROBERT M SCHRAMM
MARGARET T SCHRAMM
138 N FRANKLIN ST
WHITEWATER, WI 53190

LIVING WORD FELLOWSHIP OF
WHITEWATER INC
212 W MAIN ST
WHITEWATER, WI 53190

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

KICH PROPERTIES, LLC
N7296 LAKESHORE AVE
ELKHORN, WI 53121

ST JOHN LODGE 57 F. & A.M.
266 W MAIN STREET
WHITEWATER, WI 53190

RIEK RD LLC
PO BOX 233
WHITEWATER, WI 53190

310 ALAMO LLC
1024 TARRANT DR
FONTANA, WI 53125

314 MAIN LLC
1024 TARRANT DR
FONTANA, WI 53190

KAREN AND MARK BARBAR
328 W MAIN ST
WHITEWATER, WI 53190

KACHEL LP 253 SOUTH CHURCH
LLC
PO BOX 239
WHITEWATER, WI 53190

BART J KRAUS
110 S FREMONT
WHITEWATER, WI 53190

TIMOHTY AND MAKENZIE
BRECKENRIDGE
N2747 WILLING RD
JEFFERSON, WI 53549

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

BLGL LLC
1691 MOUNDVIEW PL
WHITEWATER, WI 53190

BLJU INVESTMENTS LLC
PO BOX 233
WHITEWATER, WI 53190

FIRST CITIZENS STATE BANK
207 W MAIN ST
WHITEWATER, WI 53190

AT & T PROPERTY MANAGEMENT
ATTN PAT HEATHER
918 N 26TH ST
MILWAUKEE, WI 53233

332 CENTER LLC
C/O JAMES 7 LORI HECKENDORF
1024 TARRANT DR
FONTANA, WI 53125

BRIAN JOHN BUHROW
424 W CENTER ST
WHITEWATER, WI 53190

GREGORY J PORCARO
SHARON A PORCARO
430 W CENTER ST
WHITEWATER, WI 53190

CESAR VALADEZ
BRENDA N VALADEZ
129 N PARK ST
WHITEWATER, WI 53109

GREGG A GAUGER
145 N FREMONT ST
WHITEWATER, WI 53190

BLAKE S SCHARINE
4213 N SCHARINE RD
WHITEWATER, WI 53190

CALEB BROCKMANN
166 FREMONT ST
WHITEWATER, WI 53190

BRADLEY J MARKHAM
DIANE E MARKHAM
142 N FREMONT ST
WHITEWATER, WI 53190

DANIEL VANG
LEE VANG
W5255 E RAPIDS RD
JEFFESON, WI 53549

RLA 316-318 CENTER LLC
895 E BRIAR RIDGE DR
BROOKFIELD, WI 53045

LADWIG & VOS INC
140 LONGMEADOW DR
BURLINGTON, WI 53105

RLA PROPERTIES, LLC
895 E BRIAR RIDGE DR
WHITEWATER, WI 53190

TIMOHTY J DICKSON
JEAN A DICKSON
115 N PARK ST
WHITEWATER, WI 53190

DENNIS WAGA
135 N PARK ST
WHITEWATER, WI 53190

BRADLEY J MORTON
KODI S MORTON
131 N FREMONT ST
WHITEWATER, WI 53190

JOSE F SOTO
AMANDA R SOTO
234 W NORTH ST
WHITEWATER, WI 53190

KARL BROWN
BRIENNE DIEBOLT-BROWN
156 N FREMONT ST
WHITEWATER, WI 53190

COURTNEY WILT
130 N FREMONT ST
WHITEWATER, WI 53190

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

RLA 324-326 CENTER LL
895 E BRIAR RIDGE DR
BROOKFIELD, WI 53045

BILHORN PROPERTIES III LLC
282 NORTHSIDE DR
MILTON, WI 53563

U & S INVESTMENTS, LLC
139 S CHURCH ST
WHITEWATER, WI 53190

BRIAN J CRHISTIAN
AMY M CHRISTIAN
121 N PARK ST
WHITEWATER, WI 53190

RONNIE J SDANO
ROBIN L SDANO
143 N PARK ST
WHITEWATER, WI 53190

JAMES EHLERS TRUST
11325 E KEATS AVE
MESA, AZ 85209

D & L TREIBOLD TRUST
N7618 ENGEL RD
WHITEWATER, WI 53190

STEPHANIE BRAGANZA
1317 TEMKIN AVE APT 5
MADISON, WI 53705

MATTHEW J PORTER
126 N FREMONT ST
WHITEWATER, WI 53190

BRUCE AND SANDRA COHEN
326 W NORTH ST
WHITEWATER, WI 53190

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

BNC RENTALS LLC
W4912 FARM VILLAGE LN
ELKHORN, WI 53121

BLACK HAWK PHASE III LLC
1 MILWAUKEE AVE W
FORT ATKINSON, WI 53538

DLK FARM SERVICE INC
PO BOX 239
WHITEWATER, WI 53190

LAMDA IOTA ZETA HOUSE
CORPORATION OF LAMBDA CHI ALPHA
FRATERNITY
C/O ROBERT HAZOD
13525 W CRAWFORD DR
NEW BERLIN WI 53151
KATHLEEN A BRADY
115 N FRANKLIN ST
WHITEWATER, WI 53190

MERCY HOSPITAL OF JANESVILLE
C/O VICE PRESIDENT OF FINANCE
1000 MINNERAL POINT AVE
JANESVILLE, WI 53545

PINNACLE ASSISTED LIVING
SERVICES LLC
ALLIED CARE LLC
146 S CHURCH ST
WHITEWATER, WI 53190

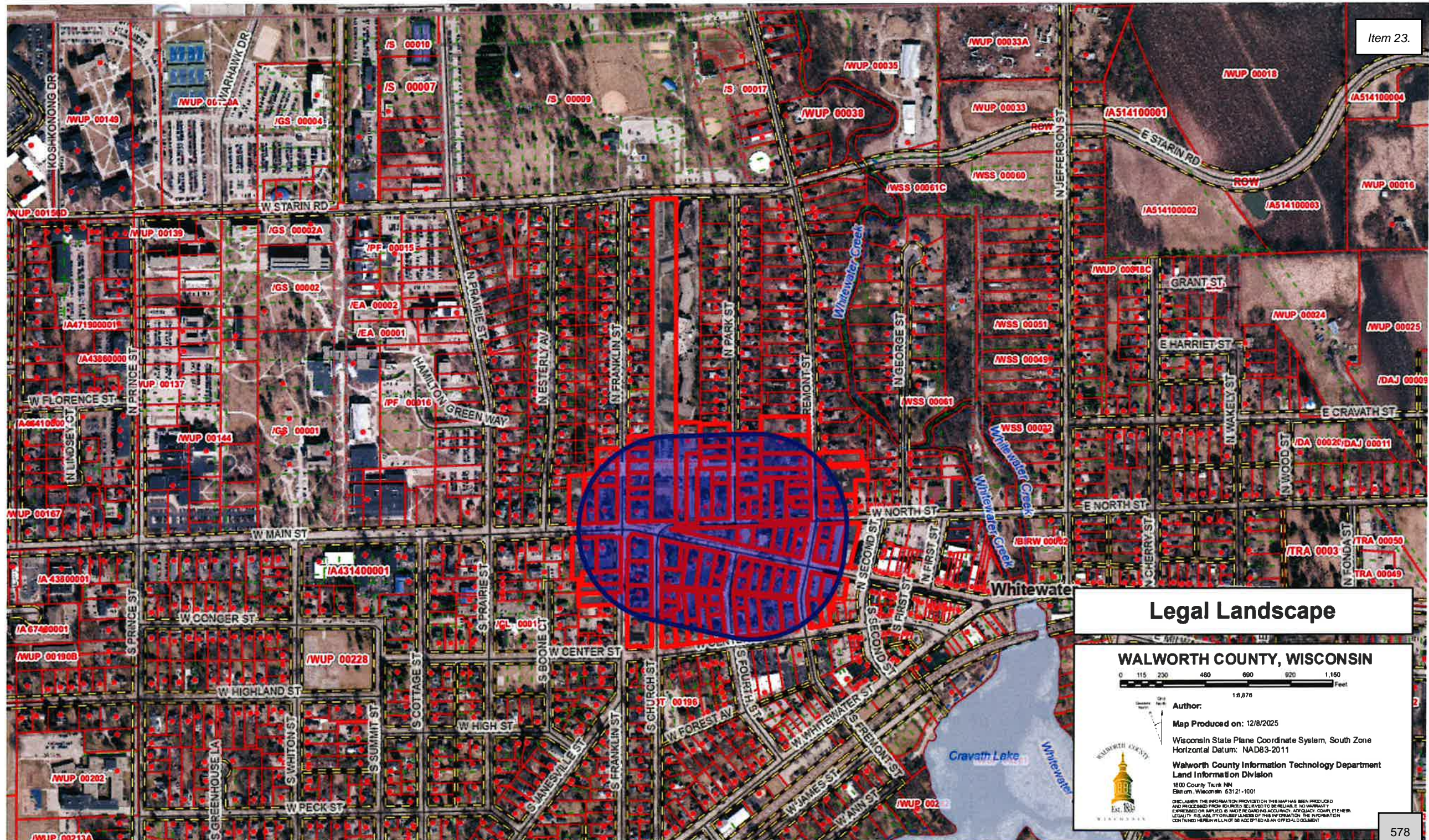
FAIRHAVEN CORPORATI
FAIRHAVEN FOUNDATION INC
435 W STARIN RD
WHITEWATER, WI 53190

504 MAIN LLC
TINCHER REALTY
532 W MAIN ST
WHITEWATER, WI 53190

KENRICK WILLIAM JOHNSON
19510 223RD AVE NE
WOODINVILLE, WA 98077

SAINT JOHNS CHURCH
116 S CHURCH ST
WHITEWATER, WI 53190

Item 23.



Legal Landscape

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 12/8/2025

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

Walworth County Information Technology Department
Land Information Division

1800 County Trunk NW
Elkhorn, Wisconsin 53121-1001



DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY IS EXPRESSED OR IMPLIED. NO MORE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, OR QUALITY. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED HEREIN. IT SHALL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



PARC Agenda Item

Meeting Date:	January 12, 2026
Agenda Item:	Daycare Code Updates
Staff Contact (name, email, phone):	Llana Dostie, Zoning Specialist

BACKGROUND

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

The City of Whitewater seeks to amend multiple sections of their zoning ordinances pertaining to the specific use of daycare facilities within the City of Whitewater. Currently daycare facilities are very limited, only allowed by Conditional Use Permit in the B-1, M-1, and Technology Park zoning districts. The City would like to allow for more flexibility in the allowance for daycare facilities, including smaller in-home facilities. The zoning change would allow daycare facilities for 12 or fewer children in residential zoning districts: R-1, R-2, R1S. Additionally the amendment would add the use as a CUP in the B-3 Commercial District and I Institutional District.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

This matter was previously reviewed at the April 14, 2025 meeting.

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater PARC:

1. Recommend approval of all ordinance sections to the Whitewater Common Council.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Draft Ordinance.

AN ORDINANCE CREATING SECTION 19.09.291, AND SUBSECTIONS 19.19.030(H), 19.33.030(T), 19.48.020(E) AND AMENDING SUBSECTIONS 19.15.030(H) AND 19.18.030(H) TO DEFINE PERMITTED AND CONDITIONAL USES FOR DAY CARE CENTERS.

WHEREAS, this ordinance was reviewed by the [committee/commission] and is recommended for adoption by said committee; and,

WHEREAS, [reasons to adopt ordinances are not required, but as many as are relevant can be added here]; and,

WHEREAS, [each whereas should be a complete sentence or independent justification.]

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, does ordain as follows:

SECTION 1: Whitewater Municipal Code Section 19.09.291 is hereby created to read as follows:

§ 19.09.291 Family Daycare Home. A dwelling in which are received from 3 to 12 children, not of common parentage, for care and supervision for a part of the day.

SECTION 2: Whitewater Municipal Code Subsection 19.15.030(H) is hereby amended to read as follows:

§ 19.19.030(H) ~~Reserved.~~ Family Daycare Home for 12 or few children.

SECTION 3: Whitewater Municipal Code Subsection 19.18.030(H) is hereby amended to read as follows:

§ 19.18.030(H) ~~Reserved.~~ Family Daycare Home for 12 or few children.

SECTION 4: Whitewater Municipal Code Subsection 19.19.030(H) is hereby created to read as follows:

§ 19.19.030(H) Family Daycare Home for 12 or few children.

SECTION 5: Whitewater Municipal Code Subsection 19.33.030(T) is hereby created to read as follows:

§ 19.33.030(T) Day care centers, adult and child.

SECTION 6: Whitewater Municipal Code Subsection 19.48.020(E) is hereby created to read as follows:

§ 19.48.020(E) Day care centers, adult and child.

SECTION 7: All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force the day after its passage and publication.

This Ordinance was introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

DATE	First Meeting Date				Second Meeting Date			
READING	FIRST				SECOND			
	YES	NO	PASS	ABSENT	YES	NO	PASS	ABSENT
Michael Smith								
Orin Smith								
Steven Sahyun								
Brian Schanen								
Neil Hicks								
Greg Majkrzak								
Patrick Singer								
Total:								

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk



www.whitewater-wi.gov
Community Dev. Director: 262-473-0148
Economic Dev. Coordinator: 262-473-0145
Zoning Specialist: 262-473-0144

Community Development Department
312 W. Whitewater St.
Whitewater, WI 53190

Item 24.

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January, 2026 at 6:00 p.m. to hold a public hearing for discussion and recommendations to Common Council to change or add the following Zoning Ordinances:

1. Creating § 19.09.291 Family Daycare Home. A dwelling in which are received from 3 to 12 children, not of common parentage, for care and supervision for a part of the day.
2. Amend § 19.18.030(H) Family Daycare Home for 12 or few children
3. Amend § 19.19.030(H) Family Daycare Home for 12 or few children.
4. Amend § 19.33.030(T) Day care centers, adult and child.
5. Amend § 19.48.020(E) Day care centers, adult and child.

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, Zoning Specialist



PARC Agenda Item

Meeting Date:	January 12, 2026
Agenda Item:	Razing of Buildings
Staff Contact (name, email, phone):	Llana Dostie, Zoning Specialist

BACKGROUND

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

Following a review of the City Code, staff identified that regulations governing the razing of buildings and structures does not currently exist. This ordinance is being drafted to formally establish those standards. Requiring demolition permits helps ensure the health, safety, and welfare of residents by establishing clear standards and oversight for the removal of structures. These permits would apply when a property owner proposes to demolish a residential dwelling, commercial building, or accessory structure such as a garage. The permitting process allows the City to ensure demolition activities are conducted in a consistent manner and in accordance with recognized best practices.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater PARC:

1. Recommend approval of all ordinance sections to the Whitewater Common Council.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Draft Ordinance.

ORDINANCE NO. _____
AN ORDINANCE CREATING
CHAPTER 14.17 RAZING OF BUILDINGS.

WHEREAS, this ordinance was reviewed by the _____ [committee/commission] and is recommended for adoption by said committee; and,

WHEREAS, [reasons to adopt ordinances are not required, but as many as are relevant can be added here]; and,

WHEREAS, [each whereas should be a complete sentence or independent justification.]

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, do ordain as follows:

SECTION 1. Whitewater Municipal Code Section 14.17 is hereby created to read as follows:

14.17 RAZING OF BUILDINGS.

14.17.010 Definition. The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning

(A) *Code Official* means the Building Director or their designee.

(B) *Major Structure* means a building or structure having occupiable space of over 20,000 square feet that had a principal commercial/industrial use as its most recent legal use, which principal use has ceased.

(C) *Minor Structure* means a building or structure having occupiable space of under 20,000 square feet that had a principal residential/commercial/industrial use as its most recent legal use, which principle use has ceased.

(D) *Razing of buildings* means demolishing and removing the building and restoring the site to a dust-free and erosion-free condition.

14.17.020 Permits.

(A) **Permit Required.** No person, firm, or corporation shall raze or cause to be razed any structure, as defined in 19.09.690, or part thereof without first obtaining a permit from the City of Whitewater.

(B) **Permit Application.** The Owner of the building to be razed shall sign the permit application. In the alternative, an agent for the owner may sign the permit application upon providing written authorization verifying the permission of the owner to apply for the permit and designating the agent as a razing contractor. The Building Official may require additional information and other state or local permits as required by law, rule or regulation.

(C) **Fees.** Permit fees shall be established by resolution by the Common Council from time to time.

(D) **Permit Conditions.** All permits shall be subject to the following conditions:

- (1) A notice of Demolition DNR form #4500-113 must be completed and provided to the Building Official for all commercial buildings or residential buildings of five or more dwelling units if asbestos is being removed prior to razing. An asbestos containing material (ACM) inspection will be completed by a certified asbestos inspector separate from and prior to work under a razing permit. All asbestos containing materials which require removal prior to razing will be removed from the building by a certified asbestos abatement contractor separate from and prior to the start of work under a razing permit. Proof of DNR approval must be submitted prior to issuance of a razing permit.
- (2) Every person filing an application for a permit for the razing of a major building or structure shall file with the Building Official such application a detailed plan indicating the manner in which the building or structure is to be demolished, the time schedule for all phases of the razing work, a disposal plan for debris. The plan shall also address noise, dust, debris transport, hours of work, and protection of excavated or hazardous areas and disposal areas.
- (3) The razing of a building shall be completed within 60 days after the date the permit was issued. The Building Official may, at their discretion, extend the permit for cause. Cause shall mean the inability of the permittee to act due to circumstances beyond permittee's reasonable control upon the exercise of due diligence. Razing permits shall lapse and be void unless work authorized thereby is commenced within six months from the date thereof or completed within 30 days from the date of commencement of work. Any unfinished portion of work remaining beyond the required 30 days must have special approval from the code official or a penalty may be issued. The site must be returned to a dust-free surface within 30 days as approved by the code official.
- (4) Work done under a razing permit is subject to inspection by the Building Official who shall have the authority to order corrective work. Failure to follow the orders of the Building Official, or to complete the raze in accordance with this Code, shall give the Building Official authority to seek restitution from any required bond. If no bond, the cost thereof shall be assessed against the property as a special charge and added to the next tax roll against such property.
- (5) Whenever a building or structure has been razed, the foundation thereof, if any, shall be leveled to at least one foot below grade. The basement and other openings shall be filled to grade with sand, limestone, or other fill approved by the Building Official. No combustible material may be used for the fill material. The excavation must be filled to grade within a period of 60 days from the date the permit to raze had been issued, unless within that time actual new construction has been commenced on the site. If such excavation has not been

filled, construction commenced, or an extension granted by the Building Official within the 60-day period of time, it shall be the duty of the Building Official to have the excavation filled and the cost thereof shall be assessed against the property as a special charge and added to the next tax roll against such property. After all razing operations have been completed, unless the owner produces and submits proof from a state-approved architect or engineer certifying the existing foundation is stable and usable, the foundation and floor slab shall be broken up with all utilities being capped, sealed and appropriately marked. The foundations shall then be filled at least one foot above adjacent grade, and the property raked clean and all debris hauled away. No combustible material shall be used for backfill but shall be hauled away.

- (6) Remaining slabs and private sidewalks shall be removed from the site by the permittee prior to final approval.
- (7) Whenever a building or structure has been razed, the site shall be graded with a minimum of six inches of topsoil, with seed and mulch or sod applied to cover the entire disturbed area.
- (8) A snow fence or other approved barricade shall be provided as soon as any portion of the structure is removed and shall remain during razing operations.
- (9) If determined by the Building Inspector, a site that remains idle for more than 30 days must maintain appropriate erosion control practices.
- (10) All debris must be securely disposed of. There shall not be any burning of materials on the site of the demolished structure.
- (11) If any razing or removal operation under this section results in or would likely result in an excessive amount of dust particles in the air, creating a nuisance in the vicinity thereof, the permittee shall take necessary steps by use of water spraying or other appropriate means to eliminate such nuisance.
- (12) The permittee shall take all necessary steps prior to razing of a structure, through the employment of a qualified person in the field of pest control or by other appropriate means, to treat the building so as to prevent spread and migration of rodents and insects therefrom during and after the razing operations.

14.17.030 Operating Requirements.

(A) The following general operating requirements shall apply to all permittees or those working for a permittee subject to terms of the permit in accordance with the provisions of this article.

- (1) Razing contractor shall notify all utilities for proper disconnections.
- (2) The owner of each adjacent building shall be legally notified of the proposed wrecking so that proper precautionary and protective measures can be arranged

and made, and that proper arrangements have been made by the wrecker or adjacent owner or by both parties to treat the resulting exposed portion of each adjacent building aesthetically so that such exposed portion will not present an eyesore to the public spectacle.

- (3) Razing contractor is responsible for permanent compliant capping and inspection of all sewer and water laterals as determined by the Building Official.
- (4) Any underground storage tanks shall be removed in accordance with Fire Department Regulations and other applicable regulations.
- (5) Any well must be capped and abandoned with DNR approval. The DNR abandonment form must be submitted to the water utility.
- (6) Razing contractor is responsible for payment of repairs for any excavation in the right-of-way for this project.
- (7) Razing contractor shall replace all public sidewalk, curb, gutter, street, or utility damaged during the razing.
- (8) The building and premises shall, at all times, be maintained in as clean, neat, and sanitary of a condition as such premises will reasonably permit, in the sole opinion of the Building Official and/or their designee.
- (9) No basement or excavation hole will remain exposed overnight without proper barricading or fencing.
- (10) Work done under this permit is subject to inspection and approved by the Building Official and/or their designee.
- (11) No scrap salvage or debris which is temporarily stored on the premises shall be allowed to rest or protrude over any public street, walkway, terrace, other public property, or curb, or become scattered about or blown off the premises, or become a nuisance or hazard of any kind.
- (12) All razing work shall be watered down during the razing.
- (13) In cases where a building or structure to be razed lies in a business or industrial zone and is not more than five feet from a sidewalk, all necessary precautions such as barricades, railings, wall, light, etc., shall be taken to safeguard and protect any persons or property on or adjacent to such sidewalks. All existing and adjoining public and private property shall be protected from damage incidental to the razing operations.
- (14) The permit holder shall dispose of building and structure debris in a licensed landfill, except for salvaged materials.

- (15) The permit holder comply with the standards provided in Chapter 8.28, as from time to time amended and/or renumbered.

14.17.040 Inspections. Permit holders and property owners shall permit authorized representatives of any department official, or employee of the City having enforcement powers to inspect, from time to time and at any time, the premises permitted and those proposed to be permitted, with or without advance notice, as often as may be required to permit said departments, the Building Official, and/or their designee to perform their and/or their duties to facilitate compliance with the permittee's requirements under this article, without first obtaining a special inspection warrant. The unreasonable or unexcused failure and/or refusal by any person to permit such inspection shall be grounds for permit denial, suspension, revocation, enforcement, the imposition of fee penalties, the imposition of other penalties, the issuance and execution of a special inspection warrant, and/or such other relief as provided in law and equity, all such remedies being cumulative and not exclusive in favor of the City, its Building Official, and/or their designee.

14.17.050 Major buildings. Additional condition of issuance by the Building Official of the permit for major buildings:

(A) **Bond.** The applicant/permittee shall post with the City Treasurer a surety bond payable to the City of Whitewater in a form approved by the City Attorney in the amount of the actual cost of the permitted work. Such bond shall guarantee that all work is performed in accordance with this Code and other state and local laws, rules, and regulations, hold the City harmless from any costs and expenses arising from the permitted work, and secure timely performance of the work. The City may reasonably require a bond of a greater amount, on a case-by-case basis, where deemed necessary, to protect the City. In extraordinary circumstances, the City Council may allow for an alternate form of security in an amount deemed reasonably necessary and sufficient. The bond shall be made payable to the City of Whitewater upon demand unless all work is timely completed by the permittee.

(B) **Plan.** Every person filing an application for a permit for the razing of a major building or structure shall file with the Building Official such application a detailed plan indicating the manner in which the building or structure is to be demolished, the time schedule for all phases of the razing work, a disposal plan for debris. The plan shall also address noise, dust, debris transport, hours of work, and protection of excavated or hazardous areas and disposal areas.

14.17.060 Insurance.

(A) **Minor Building Razing projects:** Comprehensive liability insurance. An applicant for a permit shall provide proof of comprehensive liability insurance in the amount of \$1,000,000 per occurrence and per person and \$50,000 property damage.

(B) **Major Building Razing projects.** The permittee shall have the responsibility at all times to obtain, pay for, and maintain policies of insurance in the following minimum amounts, naming the City of Whitewater as an additional and/or co-insured for all entities

or natural persons doing work upon the property, building, and/or structure, or associated with the work under the permit, and shall maintain on file with the City Treasurer current certificate of insurance for the following insurance levels:

- (1) Commercial general liability:
 - a. General aggregate: \$2,000,000.00.
 - b. Each occurrence \$1,000,000.00.
- (2) Automobile liability (owned, non-owned, leased):
 - a. Bodily injury: \$1,000,000.00 each occurrence.
 - b. Property damage: \$1,000,000.00 each occurrence.
- (3) Pollution legal liability: \$5,000,000.00 each loss where asbestos removal, environmental process, abatement, remediation, or dumping/disposal in a federal or state regulated facility is required.
- (4) Workers' compensation: Statutory limits.
- (5) Umbrella liability: \$2,000,000.00 over the primary Commercial General Liability and Automobile Liability insurance coverages listed above.

14.17.070 Concurrence of Landmarks Commission.

(A) **Landmarks Commission Approval.** No person shall demolish all or part of a structure, landmark or improvement on a landmark site unless the Landmarks Commission has approved such work by issuing a certificate of appropriateness. A razing permit shall not be issued for razing a structure on a local landmark without presentment of a certificate of appropriateness from the Landmarks Commission.

(B) **Request for Certificate.** When a person applies for a permit to demolish such property, such application shall also be filed with the Landmarks Commission.

(C) **Landmarks Commission Process.** Upon the filing of an application, the Commission may refuse to approve the work for up to 120 days from the date of filing, during which time the Landmarks Commission and the applicant shall undertake serious continuing discussion to try to find a method to save such property. During such time, the applicant and the Landmarks Commission shall cooperate to try and avoid razing of the property. At the end of 120 days, if no mutually agreeable method of saving the property bearing a reasonable prospect of eventual success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the property is pending, the razing permit may be issued without the approval of the Landmarks Commission.

(D) **Exception.** Subsection C does not apply to buildings or structures deemed by the code official to be so deteriorated or dilapidated or so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitations or occupancy, and such that it is unreasonable to repair the structure.

14.17.080 Dilapidated Buildings.

(A) The code official shall comply with the requirements of Wis. Stat. §66.0413, in proceeding under this section.

(B) Repairable. The code official shall order the owner of any premises to repair and make safe and sanitary or to board up and hold for future repair or to demolish and remove at the owner's option any structure located on the premises, which in the code official's judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy that is capable of being made safe by repairs,

(C) Unreasonable to repair. The code official shall order the owner of any premises to demolish or remove any structure located on the premises, which in the code official's judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy such that it is unreasonable to repair the structure.

(D) Cessation of Normal Construction. Where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner to demolish and remove such structure or board up until future repair. Boarding the building up for future repairs shall not extend beyond one year, unless approved by the Building Inspector of the City.

14.17.090 Notice. All notices shall comply with 14.05.120.

14.17.100 Enforcement. The Building Director and/or their designee shall have the primary responsibility to enforce this article.

14.17.110 Failure to comply. If the owner of a premises fails to comply with a raze order within the time prescribed, the code official may cause the structure to be demolished and removed, either through an available public agency or by contract or arrangements with private persons, the cost of such razing and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate, pursuant to 14.05.130(c).[

(A) Failure to obtain a permit prior to commencement of work will result in a penalty of \$100.00 or double the permit fee, whichever is greater, but in no event shall the penalty exceed \$2,000.00. Such penalty shall be paid in addition to the customary permit fee.

(B) A re-inspection fee shall be charged by the City against and paid by the property owner if the violation is not corrected by the re-inspection date. The re-inspection fee will be charged for each subsequent re-inspection until full compliance is achieved. Re-

inspection fees that are not timely paid shall be entered upon the tax roll as a special charge against the lot or parcel of land, pursuant to the provisions of Wis. Stats. § 66.0627, as from time to time amended or renumbered. The re-inspection fee shall be in an amount as established by the City Council from time to time.

(C) Additional penalties, remedies, and relief for violations hereof are as set forth in § 14.05.160, as from time to time amended or renumbered.

(D) All double and other permit fees, re-inspection fees, relief, remedies, penalties, and enforcement set forth in this article, in § 14.05.160, and/or at law or equity are cumulative and not exclusive.

14.17.120 Salvage Materials. When any structure has been ordered demolished and removed, the Common Council or other designated officer under said contract or arrangements aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sales, after deducting the expenses of such razing and removal, shall promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

Ordinance introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

DATE	First Meeting Date				Second Meeting Date			
READING	FIRST				SECOND			
	YES	NO	PASS	ABSENT	YES	NO	PASS	ABSENT
Michael Smith								
Orin Smith								
Steven Sahyun								
Brian Schanen								
Neil Hicks								
Greg Majkrzak								
Patrick Singer								
Total:								

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January, 2026 at 6:00 p.m. to hold a public hearing for discussion and recommendations to Common Council to create the following Zoning Ordinances:

1. Creating § 14.17 Razing of Buildings.

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, Zoning Specialist



PARC Agenda Item

Meeting Date:	January 12, 2026
Agenda Item:	Repeal Section 20.04.100
Staff Contact (name, email, phone):	Llana Dostie, Zoning Specialist

BACKGROUND

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

Staff identified that appeals concerning property maintenance notices or orders were being forwarded to the Common Council rather than to the Board of Zoning Appeals, which is the appropriate review authority under existing procedures. Accordingly, we are requesting the repeal of Section 20.01.100.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend the City of Whitewater PARC:

1. Recommend approval of all ordinance sections to the Whitewater Common Council.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Draft Ordinance.

AN ORDINANCE REPEALING SECTION 20.04.100 APPEAL

WHEREAS, this ordinance was reviewed by the Plan Architectural and review Committee and is recommended for adoption by said committee; and,

WHEREAS, Section 20.04.100 provides an appeal process directly to the Common Council for any enforcement actions taken by staff regarding property maintenance violations; and,

WHEREAS, the standard procedure for a property maintenance violation includes providing formal notice of at least 30 days to correct the violation, other opportunities to speak with and discuss the violation with staff members, additional time if reasonable progress is being provided, a citation being issued to the property owner for lack of substantial progress, an initial appearance before the municipal court judge, a pretrial conference with the City Attorney, a municipal court trial before the municipal court judge, as well as additional appeal rights to the Circuit Court of Walworth or Jefferson County, Wisconsin Court of appeals and Wisconsin Supreme Court; and,

WHEREAS, Section 2.08.010(b)(3) provides a clear process for residents to bring matters they believe important to the attention of the Common Council.

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, does ordain as follows:

SECTION 1: Whitewater Municipal Code Section 20.04.100 is hereby repealed.

SECTION 2: All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect and be in force the day after its passage and publication.

This Ordinance was introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

DATE	First Meeting Date				Second Meeting Date			
READING	FIRST				SECOND			
	YES	NO	PASS	ABSENT	YES	NO	PASS	ABSENT
Michael Smith								
Orin Smith								
Steven Sahyun								

Brian Schanen								
Neil Hicks								
Greg Majkrzak								
Patrick Singer								
Total:								

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January, 2026 at 6:00 p.m. to hold a public hearing for discussion and recommendations to Common Council to create the following Zoning Ordinance:

1. Repealing § 20.04.100 Appeal.

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, Zoning Specialist



PARC Agenda Item

Meeting Date:	January 12, 2026
Agenda Item:	Permit Expiration
Staff Contact (name, email, phone):	Llana Dostie, Zoning Specialist

BACKGROUND

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

Following a review of the municipal code, staff identified an absence of permit expiration timeframes, other than those related to state statute for new construction and commercial projects. Accordingly, we are requesting the creation and adoption of a permit expiration ordinance. Permit expirations for projects involving fencing, siding, decking, and accessory structures would no longer remain active for a two-year period, thereby preventing such projects from remaining incomplete for extended durations. Additionally, reducing the permit expiration period for commercial additions and alterations valued under \$500,000 from two years to one year will help ensure timely completion and discourage projects from lingering in a partially completed state.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater PARC:

1. Recommend approval of all ordinance sections to the Whitewater Common Council.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Draft Ordinance.

**AN ORDINANCE CREATING
SECTION 14.04.070 PERMIT EXPIRATION**

WHEREAS, this ordinance was reviewed by the [committee/commission] and is recommended for adoption by said committee; and,

WHEREAS, [reasons to adopt ordinances are not required, but as many as are relevant can be added here]; and,

WHEREAS, [each whereas should be a complete sentence or independent justification.]

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, does ordain as follows:

SECTION 1: Whitewater Municipal Code Section 14.04.070 is hereby created to read as follows:

§ 14.04.070 Permit Expiration.

Every permit issued by the building inspector under the provisions of this Code shall expire by time limitation and become null and void. If the building or work authorized by such permit is not commenced within six calendar months from the date such permit issued, or if the building or work authorized by such permit is suspended or abandoned at any time for a period of six months after initial work is commenced the permit will expire and become null and void. Before such work can be recommenced, a new permit shall be first obtained to do so and the fee shall be one-half the amount required for the original permit except for subsection (e) which shall be doubled at each subsequent renewal. Permits will expire as listed below:

- A. Permits for new one- or two-family dwellings shall expire after two years.
- B. Permits for new commercial construction shall expire after two years.
- C. Permits for any commercial alterations or additions valued at or over \$500,000.00 will expire after two years.
- D. Permits for any commercial alteration or addition valued under \$500,000.00 will expire after one year.
- E. Permits for residential roofing, siding, decks, accessory structures and other similar projects will expire after six months.
 - a. Should a Permit for Residential roofing, siding, decks, accessory structures or other similar project expire a new permit or renewed permit fees for the incomplete project shall be double the fees of the last permit issued for the same project. The expiration time for each subsequent permit or renewal for the same project will be half of the prior time limit.
- F. Permits for electrical, plumbing, HVAC or other similar systems will expire after six months unless the value of such work is over \$50,000.00, in which case the permit will expire after one year.

- G. Permits for electrical, plumbing, HVAC or other similar systems in conjunction with new construction or alterations and additions will expire at the same time as the construction permit expires, regardless of the date issued.
- H. Permits for demolition will expire after 90 days.
- I. Permits for moving structures will expire after 60 days.
- J. A permit expired for more than 30 days cannot be renewed or extended. Such projects will require a new permit and are subject to the updated or revised codes in force at the time the next permit is issued. The fee for the next permit will be the current permit fees as they apply.

SECTION 2: All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect and be in force the day after its passage and publication.

This Ordinance was introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

DATE	First Meeting Date				Second Meeting Date			
READING	FIRST				SECOND			
	YES	NO	PASS	ABSENT	YES	NO	PASS	ABSENT
Michael Smith								
Orin Smith								
Steven Sahyun								
Brian Schanen								
Neil Hicks								
Greg Majkrzak								
Patrick Singer								
Total:								

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January, 2026 at 6:00 p.m. to hold a public hearing for discussion and recommendations to Common Council to create the following Zoning Ordinance:

1. Creating § 14.04.070 Permit Expiration.

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, Zoning Specialist



PARC Agenda Item

Meeting Date:	January 12, 2026
Agenda Item:	Sign Ordinance
Staff Contact (name, email, phone):	Llana Dostie, Zoning Specialist

BACKGROUND

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

Following multiple Conditional Use Permit requests for 2nd sign on multi-tenant business buildings. Staff are requesting an increase in the number of signs allowed prior to a conditional use request needed to be made from 1 wall sign to three. Accordingly, we are requesting amendment of a wall sign ordinance to reflect the increase in the number of signs.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend the City of Whitewater PARC:

1. Recommend approval of all ordinance sections to the Whitewater Common Council.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Draft Ordinance.

**AN ORDINANCE AMENDING SECTIONS
19.54.030(1)(B) and 19.54.080(B)(1)**

WHEREAS, this ordinance was reviewed by the [committee/commission] and is recommended for adoption by said committee; and,

WHEREAS, most businesses have requested a CUP for additional signage at their location which have all been approved; and,

WHEREAS, the City of Whitewater strives to maintain an efficient and effective local government structure; and,

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, does ordain as follows:

SECTION 1: Wherever in the following sections of the City of Whitewater Ordinances the words “one on-building sign” are used, the words “three (3) on-building signs” are substituted: §§ 19.54.030 (1) (B) (1) b.; 19.54.030 (1) (B) (1) b. i.; 19.54.030 (1) (B) (2) i.; 19.54.030 (1) (B) (2) i. i.; 19.54.030 (1) (B) (3) g.; 19.54.030 (1) (B) (3) g. i.; 19.54.030 (1) (B) (4) h.; 19.54.030 (1) (B) (4) h. i..

SECTION 2: Whitewater Municipal Code 19.54.080(B) is hereby amended to read as follows:

B. On-Building Sign Category. Choose up to 3+ of the following Sign Types. Note: all on Building Signs on the same building façade must be the same Type of Sign (1—4), below.									
1. Wall Sign	Yes: Staff approval	Up to 3 + signs. More than three (3) two (2) signs requires a CUP	Sign shall not extend above parapet or fascia. Minimum overhang rules.	Durable, all-weather materials in all districts.	Ambient, backlit, or gooseneck.	1 sf of sign area per 1 ft of building façade length	Not allowed	50 sf area	Per formula.
2. Awning Sign					Gooseneck.				Per formula.
3. Canopy Sign					Backlit, gooseneck.				40 sf area 60 sf area 40 sf area
4. Marquee Sign	Yes, For Each new sign P.C. approval.				Ambient, Backlit, Internal, or Gooseneck.				Not allowed 100 sf area

SECTION 3: All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force the day after its passage and publication.

This Ordinance was introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

DATE	First Meeting Date				Second Meeting Date			
READING	FIRST				SECOND			
	YES	NO	PASS	ABSENT	YES	NO	PASS	ABSENT
Michael Smith								
Orin Smith								
Steven Sahyun								
Brian Schanen								
Neil Hicks								
Greg Majkrzak								
Patrick Singer								
Total:								

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of January, 2026 at 6:00 p.m. to hold a public hearing for discussion and recommendations to Common Council to create the following Zoning Ordinances:

1. Amending § 19.5.030(1)(B) and 19.54.080(B) (1) On-Building Sign Category.

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, Zoning Specialist