



Plan & Architectural Review Meeting

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

Monday, March 10, 2025 - 6:00 PM

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

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

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/749292677>

You can also dial in using your phone.
Access Code: 749-292-677
United States: +1 (646) 749-3122

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

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

HEARING OF CITIZEN COMMENTS

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

CONSENT AGENDA

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

- 1. Approval of March 10, 2025 Minutes.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- 2. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3233-008 from AT (Agricultural Transition District) to R-3 (Multi-Family Residence District) and /WUP 00359 from R-3 (Multi-Family Residence District) to AT (Agricultural Transition District.)

DISCUSSIONS AND CONSIDERATIONS

- 3. Discussion and possible approval of Site Plan for remodel for Martin Bower located at 411 N Newcomb Street. Tax Parcel # /A 199100002.
- 4. Discussion and possible approval of Site Plan for New Recycle Building located at 107 County Road U for John's Disposal. Tax Parcel # 292-0515-3312-000.

STAFF REPORT

- 5. Staff Report regarding Technology Park Zoning. **(Planner Schwark)**

FUTURE AGENDA ITEMS

- 6.
 - 1. Rezone for all Whitewater Schools-Schanen
 - 2. Landscaping Guidelines Policy-McCormick
 - 3. Update on Royal Hounds of Whitewater (Doggie Daycare)

NEXT MEETING DATE APRIL 14, 2025

ADJOURNMENT

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

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

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



Plan & Architectural Review Meeting

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

Monday, February 10, 2025 - 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

PRESENT

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

ABSENT

Board Member Bruce Parker

STAFF

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

APPROVAL OF AGENDA

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

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

HEARING OF CITIZEN COMMENTS

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

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

None

CONSENT AGENDA

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

1. Minutes of January 13, 2025.

4 change to motion to approve made by Board Member Schanen.

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

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

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Vacant Lots on Cedar Court from R-1 (One Family Residence District) to R-2 (One and Two Family Residence District) for Tax Parcel #'s /EV 00001, /EV 00002 and /EV 00004.

Planner explained that this was heard a while back. The board approved the conditional use permit for duplex on /EV 00004, but there was a larger discussion that happened at that meeting. That was what do we want overall for these remaining lots. You determined at that meeting that you would like these lots rezoned, knowing that they are no longer ideal for single family development.

Hicks asked about how we would handle the parking lot on /EV 00002 if the parcel sold.

Planner stated that the owner for that parcel is here tonight. But my assumption is that if that parcel was ever sold, a lot line adjustment would be made. Or otherwise work out an agreement with the new owner regarding the parking.

Brad and Jim they bought the lots 8 years ago. They sold the two front lots recently. They do not have any intention of selling the back two lots at this time. The lot with the parking lot will likely be sold with the 8 unit building. They asked about the possibility of a rezone on the 8 unit building. What would happen if the building was destroyed, for example, by fire?

Planner stated that there is an active conditional use on the 8 unit building. So they could rebuild. We didn't want to bring into R-2 since that only allows for single family and duplexes, not multifamily units. It is actually better to keep that in the zone district that it currently is in.

McCormick asked about the size of the duplex lot.

Brad and Jim stated that both front lots are 0.56 acre lots.

Motion to move approval to recommend to Common Council for rezone to R-2 made by Board Member Schanen

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

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

- 3. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00215 Whitewater Middle School located at 401 S Elizabeth Street from R-2 (One and Two Family Residence District) to I (Institutional District).

Planner Schwark explained that they are seeking to change their zoning to allow to place commercial signage.

McCormick stated that she didn't feel that the buffer zone for the mailed notice was large enough.

Motion to approve and recommend to common council made by Board Member Binnie.

Motion made by Board Member Binnie. Seconded by McCormick.

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

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

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

- 4. Discussion and possible approval of a Conditional Use Permit for an Electronic Message Monument Sign to be located at 401 S Elizabeth Street, Whitewater, WI 53190. Tax Parcel # /WUP 00215 for Whitewater Middle School.

Kevin Cook with JNB signs in Janesville stated that they can program the sign to be dark after 10 p.m.

Binnie questioned the turning off the sign at night, whether that was in the code.

Schanen asked if on and off times was an appropriate use of a CUP.

Hicks asked if this could be something; the applicant could work with the zoning administrator on.

Planner indicated our ordinance does state that electronic message signs are to follow the outdoor lighting code of 19.57. And that within that lighting ordinance the hours of illumination are, within 1 hour of a closing of a store, completion of final work shift or

completion of related activities associated with an institutional use, it should go off. Putting a time of 9 or 10 p.m. for the sign to go dark should be sufficient.

Binnie asked about all the photos of existing signage.

Planner stated that it was just a part of their application submittal.

Motion by Hicks to approve the conditional use permit for the electronic monument sign to be located at 401 S Elizabeth Street for the Middle School with hours of operation between 6:00 a.m. and 9 p.m.

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

5. Discussion and possible approval of a Conditional Use Permit for Contractor Shops to be located on Greenway Court, Whitewater, WI 53190 for Jonathan Tanis. Tax parcel #/A444200003.

Planner stated that the applicant is seeking a conditional use permit for 4 buildings for contractor shops. This is a vacant 7.6 acre lot in the tech park. This is on Greenway Ct off of Howard Road. The Technology Park Zoning ordinance has a lot of very specific design standards. Building sides need to be modified to meet the ordinance. On the plans they did not show dumpster enclosure location. They are requesting some gravel parking area in the back. The light pole heights were not noted on the site plan.

McCormick stated the chairman of the Urban Forestry committee would like to see the plans.

Dostie stated that the landscape plans are on the Urban Forestry's next meeting.

Planner stated that there is a vague outline of three additional buildings, but this approval would not be include those.

EDD Zeinert stated that Mr. Tanis has seen a lot of interest in these types of buildings in front of the board today that in the future they will need to build more.

Smith stated that if they are trying to be cost effective, he is ok with the building exteriors and the gravel.

Hicks asked if they could add to the conditional use permit that the exterior materials are OK as is.

Planner explained that it is a requirement of the ordinance. I will say that historically, if you take a look at that area all of the buildings in that area and south on Bluff have been held to that design standard. So for example, you just approved the doggie daycare, they were required to add masonry. The contractor shops that you approved within the last year were required to add masonry. If you want to stay consistent with the other developments, I would recommend adding that in. But if you are OK with the design elements they have in your packet you can approve it as is. That sets a new precedent for upcoming developments here in Whitewater.

Binnie stated to EDD Zeinert I suppose we should address that was originally going to be Tech Park which is somewhat of a different use than this. I'm assuming you are still not getting many inquiries for the original intended use of the Tech Park.

EDD Zeinert stated that there has not been much interest in Tech Park. Her department has applied for a number of RFIs, which are Request for Information about various parcels in town from large developers and we have been unable to secure any of those as of late.

Schanen stated that the gravel would be easier to rip out than a bunch of asphalt.

EDD Zeinert stated that we should be development and business forward.

Planner stated that she is not sure what the gravel area will be used for.

Stoneman asked if we got the impression that the developer would not go through with the project, if the masonry was required.

Binnie asked planner what is currently proposed for the exterior.

Planner stated this is just steel grade metal.

Smith suggested that the doggie daycare is right next to buildings that have the proper type of masonry.

Motion by Hicks to approve the conditional use permit for contractor shops to be located on Greenway Court for Jonathan Tanis Tax Parcel /A44420003 with the planner's conditions except for subsection 1c and allow the use of a gravel parking lot to be kept up in good condition at all times. With a second from Schanen adding that it would only be for the first four buildings and that 5, 6, 7 as drawn would need to come back for approval.

Motion by Smith to make an amendment to the motion to allow the removal of 1a to allow the builder to use the building materials they have requested. Second by Miller.

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

Vote on Amended motion.

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

FUTURE AGENDA ITEMS

Rezoning for the schools-Schanen

Landscaping guidelines policy-McCormick

Tech Park zoning statute to allow telecommunication-Hicks

NEXT MEETING DATE MARCH 10, 2025

ADJOURNMENT

Meeting adjourned at 6:47 p.m.

AMENDED 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: March 10, 2025

Re: Rezone Request

Summary of Request	
Requested Approvals:	Rezone
Location:	500 Tratt Street (292-0515-3233-008) and /WUP 00359
Current Land Use:	Vacant
Proposed Land Use:	Multi-Family
Current Zoning:	AT, Agricultural Transition District
Proposed Zoning:	R-, Multi-Family Residential
Future Land Use, Comprehensive Plan:	Future Neighborhood

Rezone Review

The applicant, Arch Development, LLC seeks to rezone parcel /WUP 00359, located in the City of Whitewater, Walworth County; as well as a portion of parcel 292-0515-3233-008 located off Tratt Street, in the City of Whitewater from the Agricultural Transition District, to the R-3, Multi-Family Residential District. This parcel is currently located in Jefferson County. A small portion of the parcel will remain in the AT District; however, a majority of the property would be rezoned to R-3 for continued development of townhomes. In 2017 the land was annexed into the City of Whitewater, and in 2018 the applicant petitioned to rezone to R-3 permanently. Per the meeting minutes the PARC recommended approval of the proposed rezone, however the Common Council did not approve the rezone for these two parcels. Recently the applicant was approved to construct multi-family housing on the adjacent parcel in Walworth County, and all

approvals were obtained. The applicant is proposing to continue phasing the development by constructing townhomes on the land that they are proposing to rezone. The applicant is not seeking approval for a CSM, or site plan review at this time.



Per Chapter 19.21 regarding the R-3 Zoning District, the existing parcel meets all requirements of the district. Additionally, The comprehensive plan describes future neighborhood as a carefully planned mix of primarily single-family residential development, including some two-family, higher density residential, and neighborhood compatible business and institutional uses that are consistent with the residential character of the area.

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for a portion of the parcel located at 500 Tratt Street (292-0515-3233-008), as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.
- 2) The following conditions are recommended with approval:
 - a. The area that is proposed to stay in the AT district should be parceled off via CSM to separate the zoning districts by lot and zoning designation.
 - b. Exact acreage or square footage of the proposed rezone area should be provided.
 - c. Exact acreage or square footage of the AT district should be provided.
 - d. The applicant will return for a full site plan review at a later date.

Print

Rezone Application - Submission #1209

Date Submitted: 1/14/2025

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

Arch Development - Site
plan.pdf

Landscaping

No fi...sen

MSDS Sheet

No fi...sen

Other Information

Arch Development -
zoning.pdf

Planning Request (check all that apply)

1. General Project Information:

Project Tax Key #*

292-0515-3233-008; /WUP 00359

Project Address*

500 Tratt Street

City*

Whitewater

State*

WI

Zip Code*

53190

Project Title (if any)

Arch Development

2. Applicant, Agent & Property Owner Information

Applicant's Name*

Adam Coyle

Applicant's Company*

Arch Development LLC

Address*

2317 Stoughton Road

Item 2.

City*

Madison

State*

WI

Zip Code*

53716

Phone Number*

608 219-2787

Email Address*

adam@accentapts.com

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

[Empty text box for address]

City

[Empty text box for city]

State

[Empty text box for state]

Zip Code

[Empty text box for zip code]

Phone Number

[Empty text box for phone number]

Email Address

[Empty text box for 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.

[Empty text box for language specification]

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*

500 Tratt Street / Riesch Road

Item 2.

Tax Parcel #*

292-0515-3233-008; /WUP
00359

Current Zoning District*

AT Agriculture Transition

Requested Zoning District*

R-3 Multifamily Residence
District

**Requested zoning text
amendment Section***

19.21

Petitioner's interest in requested rezoning*

develop two additional multifamily buildings and townhouse units

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

Zoning request only at this time. Concept plan shows a 51-unit multifamily, 57-unit multifamily and 22 townhouse units

Property Owner Signature*

Adam Coyle

Owner's Agent Signature

Property Owner's Address*

2317 Stoughton Road, Madison, WI 53716

Owner's Agent Address

Property Owner's Phone Number*

608 219-2787

Owner's Agent Phone

Property Owner's Email*

adam@accentapts.com

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 #*

292-0515-3233-008; /WUP 00359

Previous Business Name*

N/A

Property Address*

500 Tratt Street

Years in Operation*

N/A

Property Owner*

Arch Development LLC

New Business Name*

N/A

Owner's Mailing Address*

2317 Stoughton Road

Name of Operator*

N/A

City, State and Zip Code*

Madison, WI 53716

Operator's Mailing Address*

N/A

Owner's Phone #*

608 219-2787

City, State and Zip Code*

N/A

Item 2.

Owner's Email*

adam@accentapts.com

Operator's Phone and Email*

N/A

New Business Use/Operation Information

Description of Business Use or Operations*

Proposed market rate multifamily and townhouse buildings for lease

Previous Use of Space*

Vacant land

Hours of Operations (Weekdays)*

N/A

Hours of Operations (Weekend)*

N/A

Total Area Space (SQF)*

9.7 acres

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*

Zoning request only - concept building A would total 51-units with a mix of studio, one and two bedroom units

Building B

Zoning request only - concept building B would total 57-units with a mix of studio, one and two bedroom units

Building C

Zoning request only - concept building C would total 22-townhouse units with a mix of two & three bedroom units

Item 2.

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

- Odors
- Smoke
- Noise
- Light
- Vibrations
- None

Parking

Dimension of parking lot*

Future parking to comply with zoning requirements

Number of Spaces available*

N/A at this time

Parking lot constructon*

- Asphalt
- Concrete

Type of Screening*

- Fencing
- Plantings

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

- Yes
- No

Signage (Sign Permit Application Needed)

Type *

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

If other describe

Empty text box for describing other signage types.

Location of Signs

Large empty text box for describing the location of signs.

Entertainment

Is there any type of music in this proposal?*

Yes (Separate License from Clerk's Office Required)

No

Live*

Yes

No

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

Monday

Tuesday

Wednesday

Thursday

Friday

What time (s) will this be offered

Outdoor Lighting

Type*

N/A at this time. Zoning only request

Location*

N/A at this time. Zoning only request

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

Item 2.

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

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 Universitites
- Private recreation facilities
- Freight terminals, trucking servicing and parking, warehousing and inside storage
- More than one principal structure on a lot when the additional building is a material and direct party of the primary business
- Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- Telecommunication centers (not including wireless telecommunication facilities)

Item 2.

Permitted Conditional Uses (Please check all that apply*)

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

Signatures

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

Applicant's Signature*

Date*

Adam Coyle

1/14/2025

Item 2.

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*

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

Director of Economic Development: Taylor Zeinert \$56.55

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blitch \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$36.63

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Harrison, Williams & McDonell, LLP

Attorney Jonathan McDonell \$255.00

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

SIGNATURE OF APPLICANT*

Adam Coyle

DATE*

1/14/2025

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

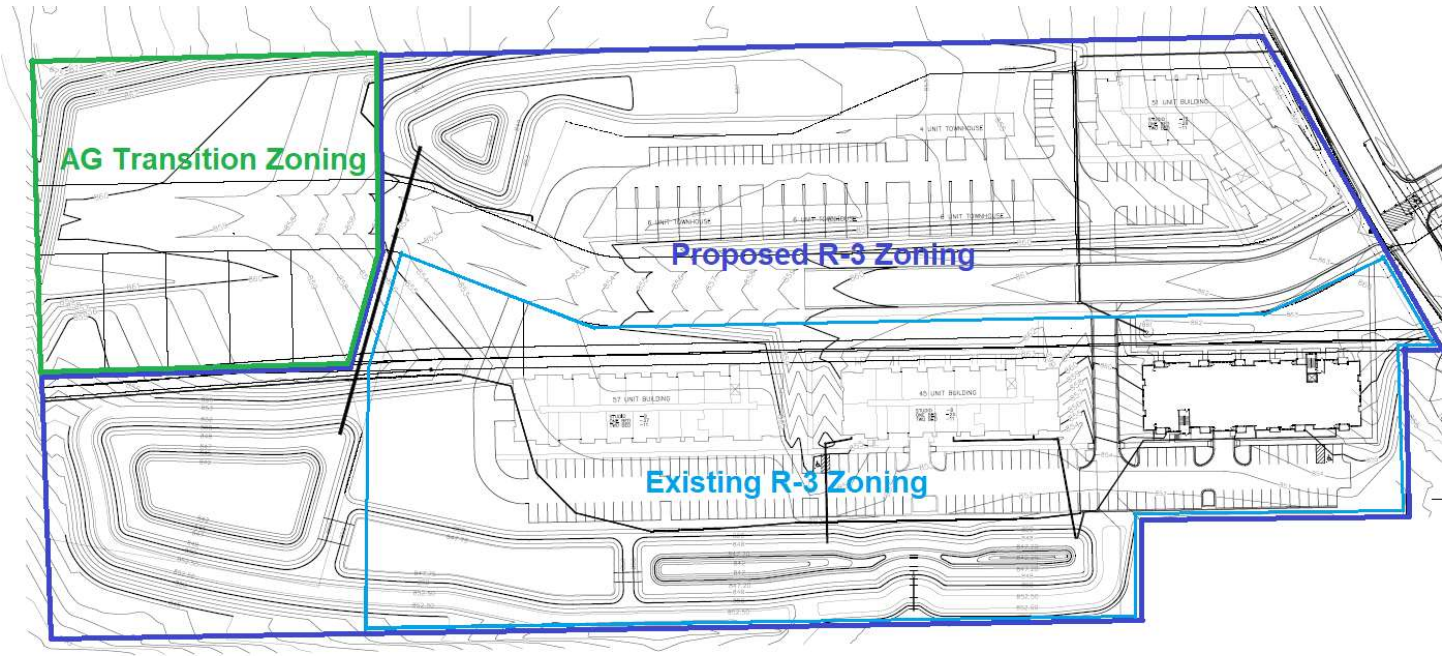
- Approved
- Denied

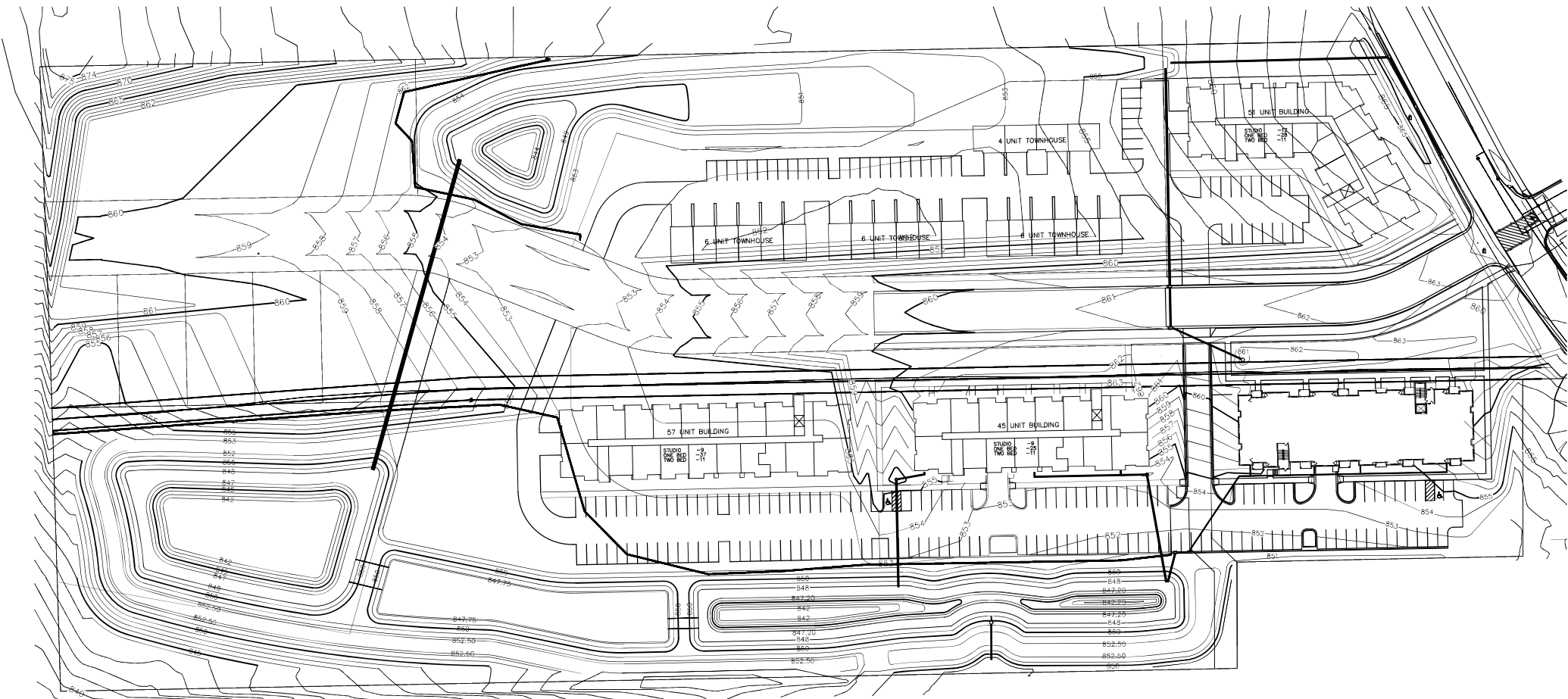
Date

Fire Department Approval

- Approved
- Denied

Date







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

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

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 10th day of March, 2025 at 6:00 p.m. to hold a public hearing for a change in the zoning for parcels located on Riesch Road. Tax Parcel Id's /WUP00359 and 292-0515-3233-008 from AT (Agricultural Transition) to R-3 (Multi Family Residence District).

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

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

For information, call (262) 473-0540

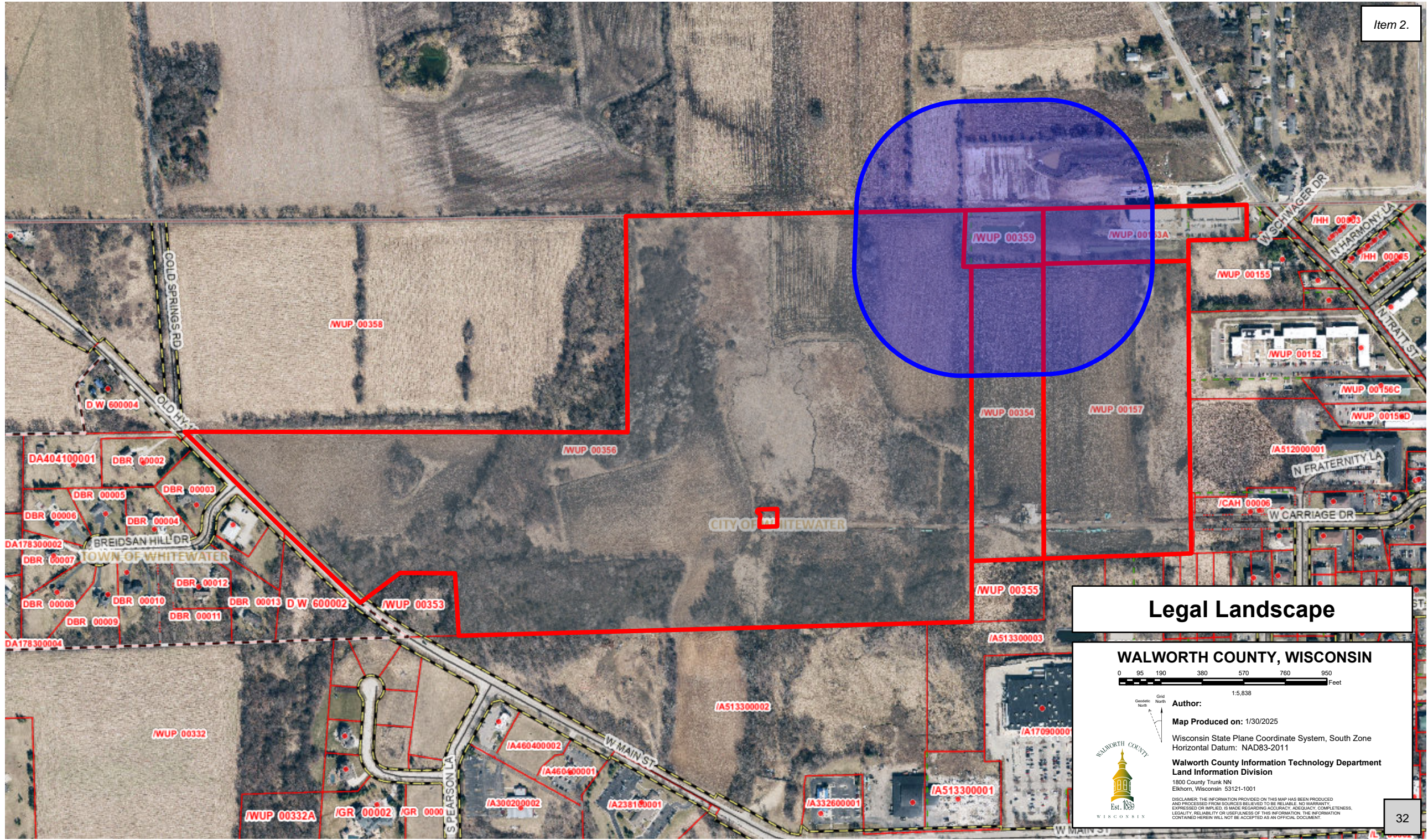
Llana Dostie, Neighborhood Services Administrative Assistant

Parcel /292-0515-3233-0008

500 Foot buffer

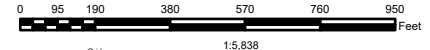
Item 2.





Legal Landscape

WALWORTH COUNTY, WISCONSIN



Geoid North

Grid North

Author:
Map Produced on: 1/30/2025

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.

ARCH DEVELOPMENT LLC
2317 S STOUGHTON RD
MADISON, WI 53716-1600

DLK ENTERPRISES INC
PO BOX 239
WHITEWATER, WI 53190-9000

ST JOHNS EVANGELICAL LU
120 S CHURCH STREET
WHITEWATER WI 53190

Item 2.

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

FREDRICK E HUFFMAN SR
SUSAN HUFFMAN
N142 COUNTY ROAD N
WHITEWATER WI 53190

JOE ESTHER
N696 COWPATH LANE
FORT ATKINSON, WI 53538

ARKI TRATT LLC
W396 S3675 HARDCRABBLE
DOUSMAN WI 53118

JOHN DAVID CALEBAUGH
DEBRA CALEBAUGH
500 WALTON DRIVE
WHITEWATER WI 53190

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

MARLENE STRAIT TRUST
244 S COTTAGE STREET
WHITEWATER WI 53190

TIM A NELSON
MARY K NELSON
524 WALTON DRIVE
WHITEWATER WI 53190

MICHAEL A LONG
APRIL R LONG
532 WALTON DRIVE
WHITEWATER WI 53190

SCOTT G EHLERT
291 COBURN LANE
WHITEWATER WI 53190

NANCY S DADE
519 WALTON DRIVE
WHITEWATER, WI 53190

EUNICE M LEHNER
529 WALTON DRIVE
WHITEWATER WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: March 10, 2025

Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	411 N Newcomb Street (/A199100002)
Current Land Use:	Manufacturing/Warehousing and Storage
Proposed Land Use:	Manufacturing/Warehousing and Storage
Current Zoning:	General Manufacturing District
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Business/Industrial Park

Staff Review

The applicant is requesting a site plan review for building improvements to an existing property located at 411 N Newcomb Street. Currently the Martin Brower Company LLC occupies the building using the existing space for warehousing storage of dry good products for quick service restaurants. The proposed improvements include a revised parking lot layout, updated landscaping, new asphalt and concrete, in addition to four new loading dock doors with hydraulic lifts and sloped retaining walls for entry into the docking area.

Current Configuration



Currently the site has approximately 19 standard car parking stalls in the front of the building, and two ADA accessible stalls. In the rear of the building, there is approximately 38 semi-trailer parking spaces. The proposed site plan includes some interior modifications; however, the overall size and placement of the building will not be modified at all. Additionally, the proposed parking plan is only slightly modified to accommodate the four new loading docks in the rear of the building. Overall, the square footage of the building is not changing, and the impervious surface is slightly changing by .8%.

SITE STATISTICS

PARCEL ADDRESS:	411 N. NEWCOMB STREET
PARCEL NUMBER:	/A199100002
PARCEL SIZE:	198,078 SF (4.547 AC)
ZONING:	M-1: GENERAL MANUFACTURING

EXISTING SITE

GREEN SPACE:	80,214 SF (40.5%)
IMPERVIOUS AREA	
BUILDING:	30,149 SF (15.2%)
PAVEMENT:	87,715 SF (44.3%)
TOTAL IMPERVIOUS:	117,864 SF (59.5%)

PROPOSED SITE

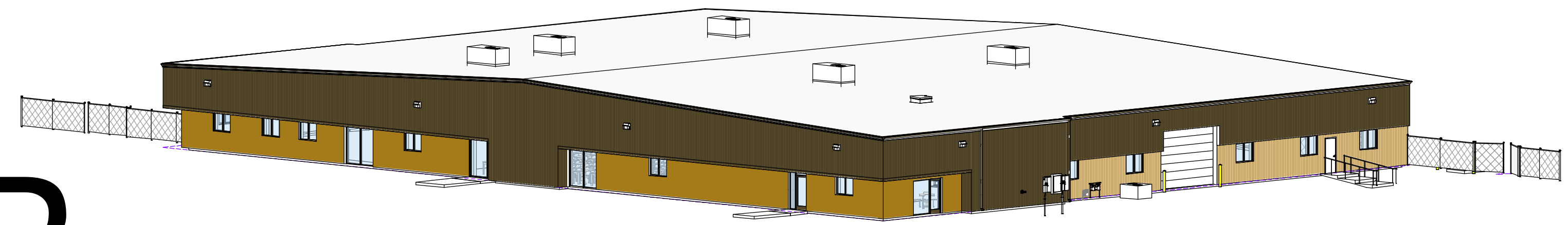
TOTAL DISTURBED AREA:	12,077 SF (0.277 AC)
GREEN SPACE PROVIDED:	78,723 SF (39.7%)
IMPERVIOUS AREA	
BUILDING:	30,149 SF (15.2%)
PAVEMENT:	89,206 SF (45.0%)
TOTAL IMPERVIOUS:	119,355 SF (60.3%)

The proposed project at 411 N Newcomb Street is located within the M-1 zoning district. The proposed site plan complies with all requirements of Chapter 19.36 of the City of Whitewater zoning ordinance pertaining to the M-1 zoning district.

Planner's Recommendations

- 1) Staff recommends that the Plan Commission **APPROVE** the Site Plan for the property located at 411 N Newcomb Street with the following conditions:
 - a. Dumpster placement and necessary enclosures should be added to the site plan, and location shall be approved by the zoning administrator.
 - b. All lighting shall comply with the City of Whitewater Ordinances.
 - c. All signage on site shall be approved by the zoning department, and a separate application will be required.
 - d. All zoning and building permits for construction be properly obtained.
 - e. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination.
 - f. Landscaping shall be completed to the specifications of the site plan within 30 days after the completion of construction. Any deviation from the site plan shall require additional PARC approval.
 - g. Knox box shall be installed on site for each building, and owner and occupants shall work with City of Whitewater Fire Department to ensure compliance with fire code.
 - h. Any other stipulations as indicated by the PARC.

A NEW BUILD-OUT FOR: MARTIN BROWER



411 N. NEWCOMB ST. WHITEWATER, WI 53190

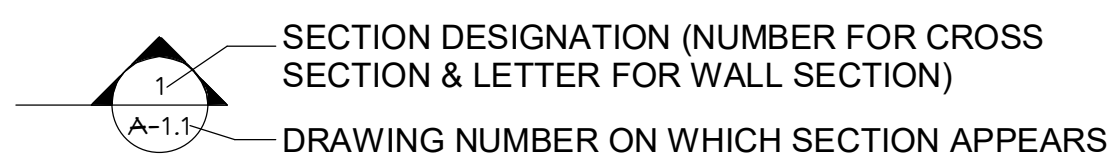
MATERIAL INDEX-PLANS,SECTIONS

	EARTH		RIGID INSULATION		ROUGH LUMBER/ BLOCKING
	COMPACTED FILL		BATT INSULATION		PLYWOOD
	GRAVEL FILL		DRYWALL		FINISHED LUMBER
	POURED CONCRETE/ PRECAST		STEEL		EXISTING WALL TO BE REMOVED
	CONCRETE BLOCK		SPRAY FOAM INSULATION		EXISTING WALL TO REMAIN
	FACE BRICK		BITUMINOUS PAVING		CONSTRUCT NEW WALL

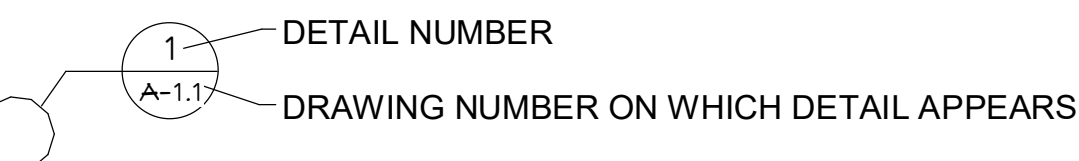
REFERENCE SYMBOLS

DRAWING SYMBOLS

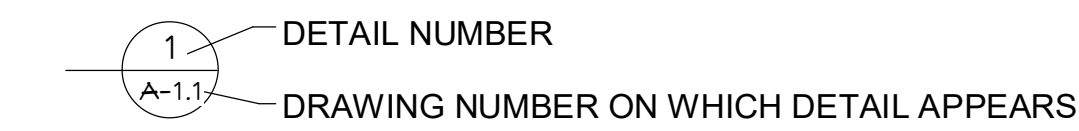
SECTION CUT SYMBOL (WALL SECTIONS)



PLAN DETAIL / ENLARGED PLAN SYMBOL

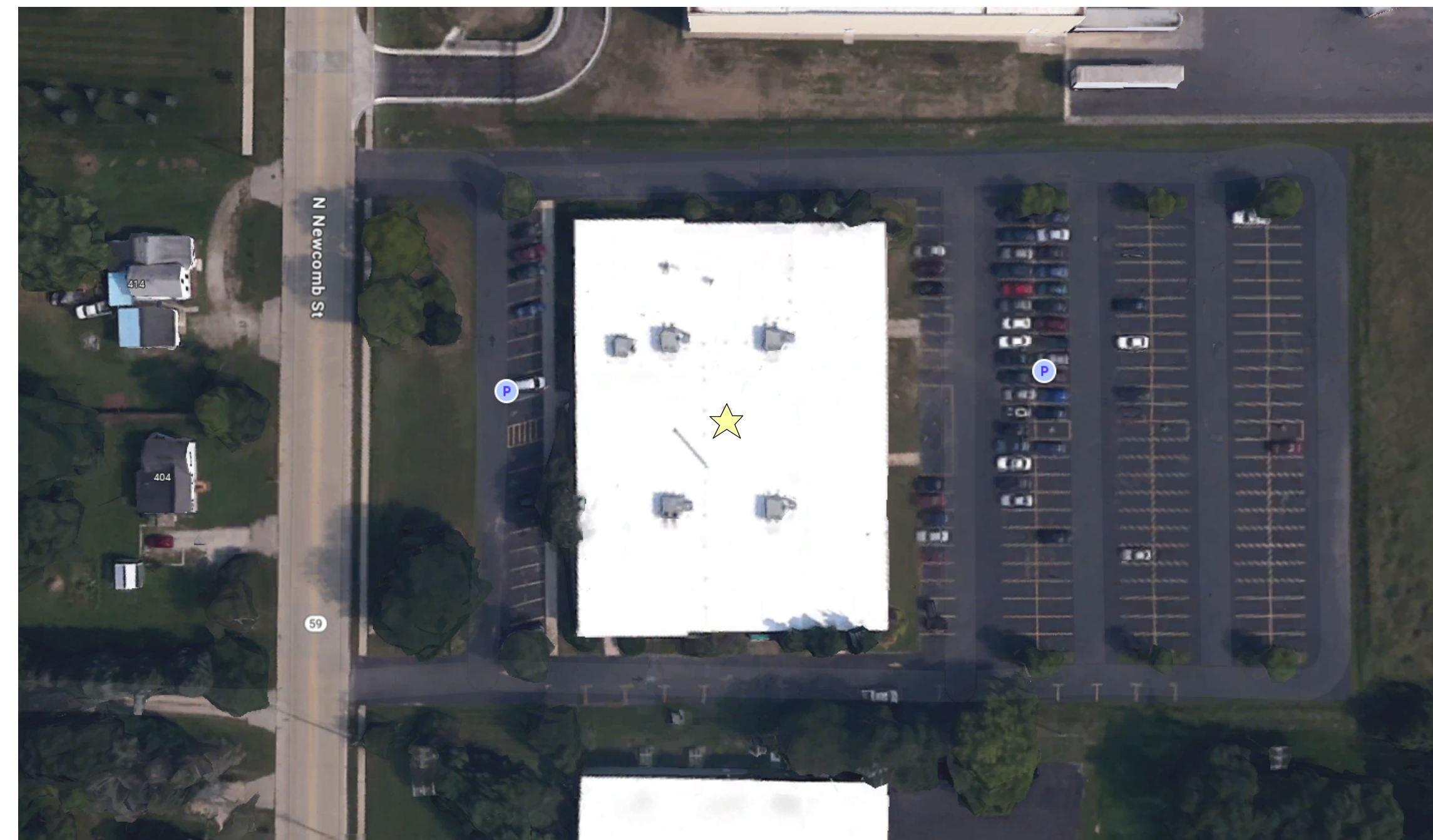


DETAIL CUT SYMBOL

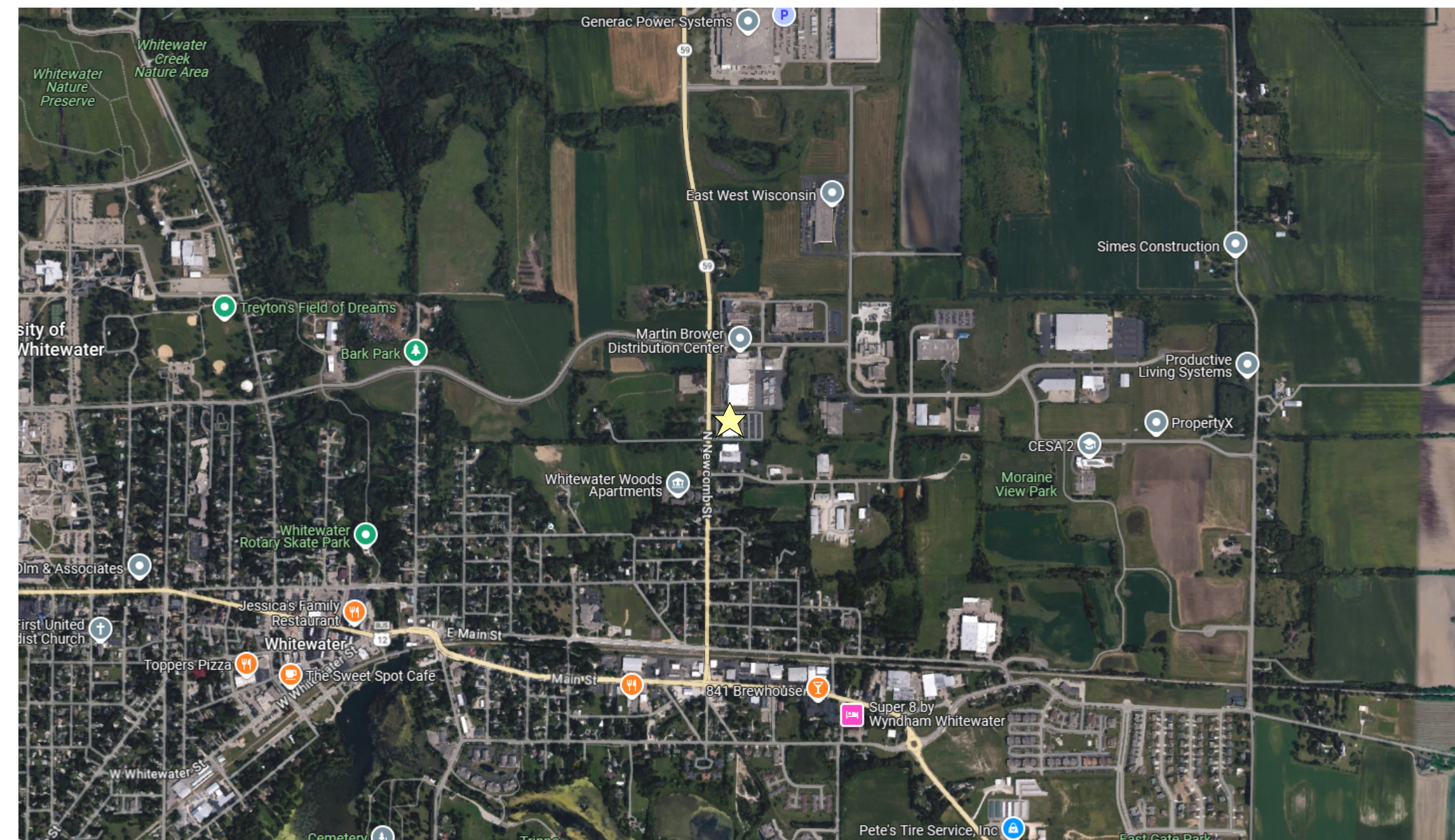


PROJECT LOCATION

411 N. NEWCOMB STREET
WHITEWATER, WISCONSIN 53190



INDICATES PROJECT LOCATION
AERIAL PLAN
NO SCALE



INDICATES PROJECT LOCATION
VICINITY PLAN
NO SCALE

PROJECT DATA	
GOVERNING AUTHORITY - WISCONSIN DEPT. OF COMMERCE SAFETY AND BUILDINGS DIVISION	
REFERENCED CODE	INTERNATIONAL BUILDING CODE 2015
CLASS OF CONSTRUCTION	V-B
OCCUPANCY CLASSIFICATION	STORAGE (S-1, MAIN OCCUPANCY), BUSINESS (B)
LOCAL ZONING AUTHORITY	CITY OF WHITEWATER
BUILDING SPRINKLED	YES, EXIST. TO BE MODIFIED
BUILDING AREA:	
FIRST FLOOR:	30,428 S.F. (NO CHANGE TO EXIST.)
TOTAL BUILDING SQ. FT.:	30,428 S.F. (NO CHANGE TO EXIST.)

SHEET INDEX

GENERAL	
C-S	COVER SHEET
CIVIL	
C001	ABBREVIATIONS & GENERAL NOTES
C002	SITE DETAILS
C003	CONCRETE PAVEMENT DETAILS
C100	EXISTING SITE CONDITIONS
C101	SITE DEMO PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	EROSION CONTROL & LANDSCAPING PLAN
ARCHITECTURAL	
D-1.1	FIRST FLOOR DEMOLITION PLAN
A-1.1	FIRST FLOOR PLAN
A-2.1	ROOM FINISH SCHEDULE, INTERIOR WALL TYPES, & TYPICAL WALL DETAILS
A-2.2	ADA GUIDELINES
A-2.3	ADA GUIDELINES
A-4.1	EXTERIOR ELEVATIONS
A-4.2	EXTERIOR ELEVATIONS
A-6.1	WALL SECTIONS
A-8.1	ROOF PLAN
A-9.1	FIRST FLOOR REFLECTED CEILING PLAN

CONSULTANTS

ARCHITECTURAL
GRIES ARCHITECTURAL GROUP, INC.
500 N. COMMERCIAL STREET
NEENAH, WI 54956
PH (920) 722-2445
CONTACT: BRANNIN GRIES, AIA

CIVIL
MACH IV ENGINEERING
2260 SALSCHIEDER COURT
GREEN BAY, WI 54313
PH (920) 569-5765
CONTACT: JOEL EHRFURTH, PE



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A NEW BUILD-OUT FOR:

MARTIN BROWER

411 N. NEWCOMB ST. WHITEWATER, WI 53190

NOT FOR CONSTRUCTION

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-06-2025
job: 25-002
d. by: DAH

C-S

CITY SITE REVIEW - NOT FOR CONST.

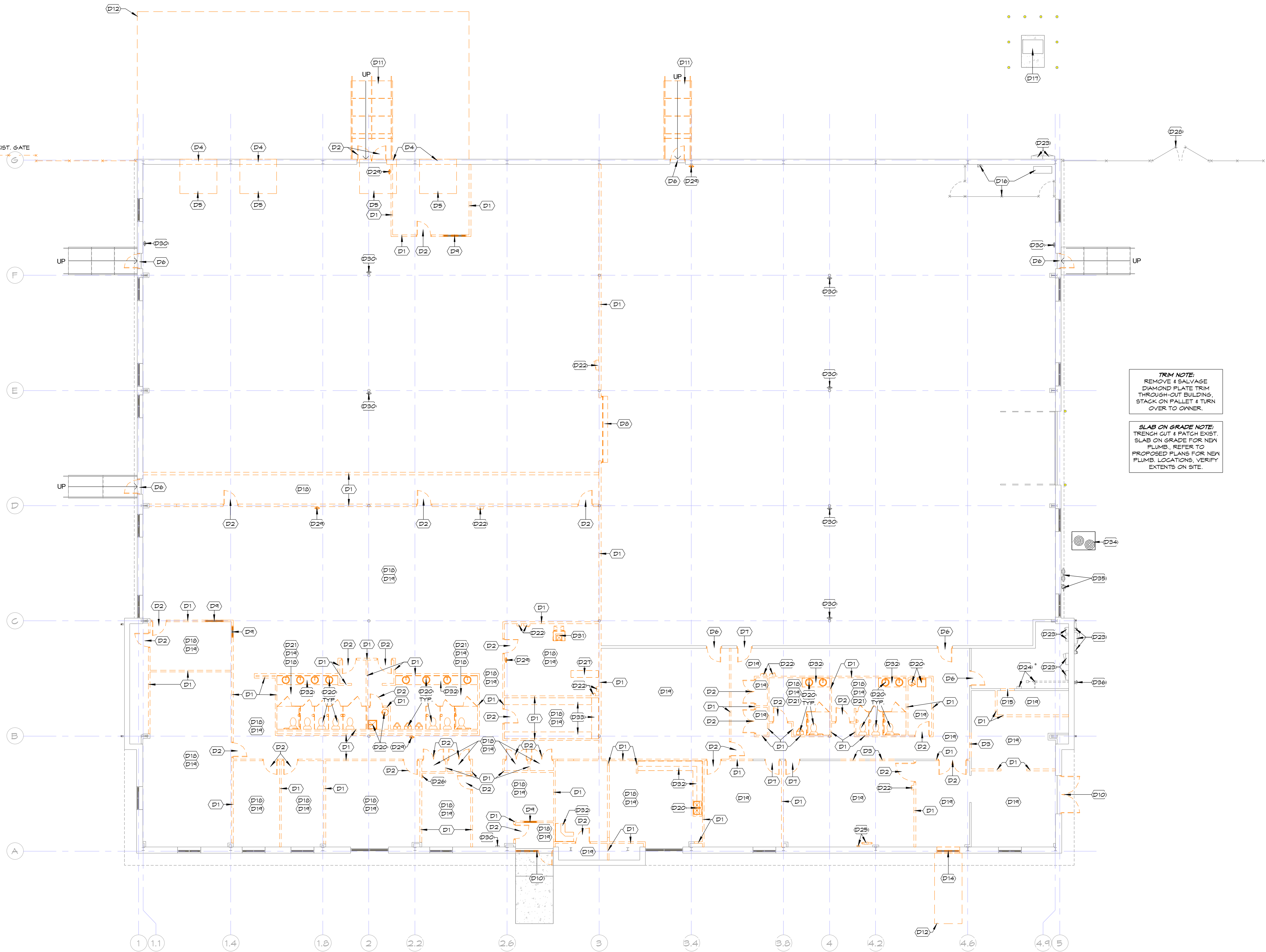
GENERAL PLAN DEMOLITION NOTES:

- ALL CONTRACTORS SHALL VISIT THE SITE AND FIELD VERIFY THE LOCATION OF ALL WALLS, DOORS, LIGHTS, DUCTS, PLUMBING FIXTURES, ETC. TO BE REMOVED.
- ALL MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE REMOVED FROM THE SITE IN A TIMELY MANNER UNLESS NOTED OTHERWISE.
- REMOVE ALL EXISTING ROOM FINISHES AS REQUIRED TO ALLOW FOR APPLICATION OF NEW MATERIALS WHERE INDICATED ON THE ROOM FINISH SCHEDULE.
- PATCH OPENINGS IN FLOORS, WALLS, AND ROOF WHERE MECHANICAL EQUIPMENT, PLUMBING DUCTS, PIPES, CONDUITS, ETC. ARE REMOVED. MATCH ALL EXISTING FINISHES.
- GENERAL CONTRACTOR TO PROVIDE 6' HIGH CHAIN-LINK FENCING AROUND CONSTRUCTION LIMITS AND STAGING AREAS. VERIFY BUSINESS ACCESSIBILITY TO OTHER OPERATIONAL BUILDINGS IV/ OWNER.
- PATCH ANY AREAS OF LAWN, PAVING, OR CONCRETE PAVING AND/OR CONCRETE CURBS DISTURBED BY CONSTRUCTION AND MATERIAL DELIVERY.
- ALL SITE UTILITIES MUST BE FIELD VERIFIED PRIOR TO DEMOLITION WORK.
- PROVIDE PROTECTION FOR ANY EXISTING CONSTRUCTION OPEN TO THE ELEMENTS DUE TO DEMOLITION.
- PATCHING OF MASONRY TO BE TOOTHED IN WHEN PATCHING NEW AND EXISTING.
- PRIOR TO DEMOLITION, VERIFY THAT ALL OWNER ITEMS HAVE BEEN REMOVED.
- REFER TO PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

Autodesk Docs://25-002 Martin Brower - Whitewater/25-002 Martin Brower Whitewater.rvt

2/6/2025 2:05:45 PM

KEYED DEMO PLAN NOTES	
D1	REMOVE & DISPOSE OF EXISTING WALL TO ALLOW FOR NEW CONSTRUCTION. ALL EXISTING M.E.P. TO BE DISCONNECTED AND CAPPED AS REQUIRED FOR WALL TO BE REMOVED.
D2	REMOVE EXISTING DOOR AND FRAME TO ALLOW FOR NEW CONSTRUCTION.
D3	DEMO PORTION OF EXISTING WALL AS NEEDED FOR NEW DOOR. PATCH EXISTING WALL AS NEEDED FROM DEMO WORK. REFER TO FLOOR PLAN & DOOR SCHEDULE FOR NEW DOOR INFO.
D4	DEMO PORTION OF EXISTING EXTERIOR WALL FOR NEW OVERHEAD LOADING DOCK DOOR. PATCH/MATCH WALL AS REQUIRED FROM DEMO WORK. PROVIDE NEW WALL FRAMING AS NEEDED. VERIFY WITH STRUCTURAL.
D5	REMOVE & DISPOSE OF EXISTING CONCRETE FLOOR AS NEEDED FOR NEW HYDRAULIC DOCK LEVELER. VERIFY EXACT EXTENTS ON SITE. SEE NEW FLOOR PLANS FOR MORE INFO.
D6	REMOVE EXISTING DOOR/FRAME & REPLACE WITH NEW IN EXISTING ROUGH OPENING. SEE FLOOR PLAN & DOOR SCHEDULE FOR NEW DOOR INFO.
D7	REMOVE EXISTING DOOR/FRAME & INFILL WITH NEW WALL. NEW WALL TO MATCH EXISTING WALL CONSTRUCTION. ADD & FINISH NEW GYP. BOARD AS REQUIRED TO MATCH NEW ROOM FINISHES. REFER TO ROOM FINISH SCHEDULE FOR FINAL FINISHES.
D8	REMOVE & DISPOSE EXISTING OVERHEAD COILING DOOR FOR NEW CONSTRUCTION.
D9	REMOVE EXISTING WINDOW AND FRAME TO ALLOW FOR NEW CONSTRUCTION.
D10	DEMO EXISTING DOOR & FRAME SYSTEM & REPLACE WITH NEW STORE-FRONT SYSTEM IN EXISTING ROUGH OPENING. SEE PROPOSED FLOOR PLANS FOR NEW CONSTRUCTION INFO.
D11	DEMO EXISTING CONCRETE STAIRS & GUARDRAIL AS NEEDED FOR NEW CONSTRUCTION.
D12	REMOVE & DISPOSE OF EXISTING LANDSCAPING & FILL AS NEEDED FOR NEW CONSTRUCTION. PREPARE FOR NEW CONCRETE DOCK APRON & RETAINING WALLS. VERIFY WITH CIVIL DRAWINGS.
D13	REMOVE & SALVAGE EXISTING CHAINLINK FENCE/GATE & RE-LOCATE TO FRONT OF THE BUILDING. REFER TO PROPOSED SITE & FLOOR PLANS FOR MORE INFO.
D14	DEMO EXISTING WINDOW & PORTION OF EXTERIOR WALL BELOW FOR NEW STORE-FRONT ENTRY DOOR. SEE PROPOSED PLANS & ELEVATIONS FOR MORE INFO. NEW STORE-FRONT DOOR TO FIT INTO WIDTH OF EXISTING ROUGH OPENING. VERIFY CONDITIONS ON SITE.
D15	INFILL EXISTING WALL OPENING WITH NEW WALL. MATCH WALL CONSTRUCTION ON SITE.
D16	EXISTING CHAIN-LINK FENCE AT ELECTRICAL AREA TO REMAIN. ALL PANELS, SWITCHES, & CONDUIT TO REMAIN EXISTING.
D17	EXISTING TRANSFORMER & BOLLARDS TO REMAIN.
D18	REMOVE AND DISPOSE OF EXISTING FLOORING. BASE AND ADHESIVES/MORTAR. CLEAN FLOOR TO BARE CONCRETE TO ALLOW FOR NEW FLOORING INSTALLATION.
D19	REMOVE AND DISPOSE OF EXISTING CEILING, INCLUDING LIGHTING, EXT LIGHTS, HVAC, & FIRE SUPPRESSION SPRINKLERS AS REQUIRED FOR NEW CONSTRUCTION. CAP ALL M.E.P. ITEMS AS REQUIRED.
D20	REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURE & PIPING TO BELOW CONCRETE FLOOR. CAP AS REQUIRED. PATCH FLOOR AS NEEDED.
D21	REMOVE & DISPOSE OF ALL EXISTING TOILET ROOM FINISHES, ACCESSORIES, GRAB BARS, & MIRROR(S) AS REQUIRED.
D22	REMOVE & RE-LOCATE (IF NEEDED) EXISTING ELECTRICAL PANEL, CONDUIT, & WIRING AS NEEDED FOR NEW CONSTRUCTION. CAP ELECTRICAL AS REQUIRED.
D23	EXISTING ELECTRICAL PANEL, METER, CONDUIT, & WIRING TO REMAIN.
D24	EXISTING FIRE RISER SYSTEM TO REMAIN.
D25	DEMO EXISTING FIRE RISER SYSTEM AS NEEDED FOR NEW CONSTRUCTION. CAP WATER LINES AS REQUIRED.
D26	DEMO EXISTING I.T. PANEL, CONDUIT, & WIRING AS NEEDED FOR NEW CONSTRUCTION. CAP LINES AS REQUIRED.
D27	REMOVE & DISPOSE EXISTING I.T. RACK AS NEEDED FOR NEW CONSTRUCTION.
D28	EXISTING CHAIN-LINK FENCE & GATE TO REMAIN.
D29	REMOVE & SALVAGE EXISTING FIRE EXTINGUISHER. USE FOR NEW INSTALL IF ACCEPTABLE PER CODE. VERIFY WITH FIRE INSPECTOR. SEE LIFE SAFETY PLAN FOR NEW LOCATIONS.
D30	EXISTING FIRE EXTINGUISHER TO REMAIN IF ALLOWED PER CODE. VERIFY WITH FIRE INSPECTOR. SEE LIFE SAFETY PLANS FOR EXACT LOCATIONS.
D31	DEMO EXISTING FURNACE & DUCT WORK AS NEEDED FOR NEW CONSTRUCTION. CAP HVAC LINES AS REQUIRED.
D32	REMOVE & DISPOSE OF EXISTING CASEWORK AND/OR COUNTER-TOPS AS REQUIRED FOR NEW CONSTRUCTION.
D33	REMOVE & DISPOSE OF EXISTING SHELVING FOR NEW CONSTRUCTION.
D34	EXISTING MECHANICAL UNIT TO REMAIN.
D35	EXISTING GAS METERS TO REMAIN.
D36	EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.



TRIM NOTE:
REMOVE & SALVAGE DIAMOND PLATE TRIM THROUGH-OUT BUILDING. STACK ON PALLET & TURN OVER TO OWNER.

SLAB ON GRADE NOTE:
TRENCH OUT & PATCH EXIST. SLAB ON GRADE FOR NEW PLUMB. REFER TO PROPOSED PLANS FOR NEW PLUMB. LOCATIONS. VERIFY EXTENTS ON SITE.

FIRST FLOOR DEMO PLAN
1 D-1.1 3/32" = 1'-0"

Item 3.

Gries
Architectural Group Inc.

NEENAH OFFICE: 500 North Commercial Street, Neenah, WI 54956
Phone: 920-722-2445
www.gries.design

HUDSON OFFICE: 400 South 7th Street, Suite #155, Hudson, WI 54001
Phone: 920-722-2445
www.gries.design

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A NEW BUILD-OUT FOR:
MARTIN BROWER
411 N. NEANCOMB ST. WHITEWATER, WI 53190

NOT FOR CONSTRUCTION

REVISION HISTORY		
NO.	DESCRIPTION	DATE

date: 02-06-2025
job: 25-002
d. by: DAH

D-1.1

CITY SITE REVIEW - NOT FOR CONST.

GENERAL FLOOR PLAN NOTES:

- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS & FEES REQUIRED TO COMPLETE THE PROJECT.
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHALL BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKING OR GROUTED CMU CORES FOR ALL WALL SUPPORTED GASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVS, ETC. AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT A.D.A. STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LAYOUT & MARK ALL WALLS & OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC. TO FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE.
- ALL GYP. BOARD SHALL RETURN TO ALL WINDOW/DOOR FRAMES AT JAMBS & HEAD, TYPICAL, UNLESS NOTED OTHERWISE.
- ENTIRE BUILDING TO BE EQUIPPED WITH AN APPROVED, SUPERVISED, AUTOMATIC FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13 BY THE FIRE SPRINKLER CONTRACTOR.
- GENERAL CONTRACTOR TO COORDINATE WHETHER ANY CMU CORES NEED GROUTED FOR WALL-MOUNTED EQUIPMENT.
- REFER TO SITE PLAN SHEET FOR CONCRETE WALK LAYOUT.
- BULL-NOSE CMU REQUIRED AT CORNERS- REFER TO INTERIOR WALL TYPES FOR ADD'L. INFORMATION.

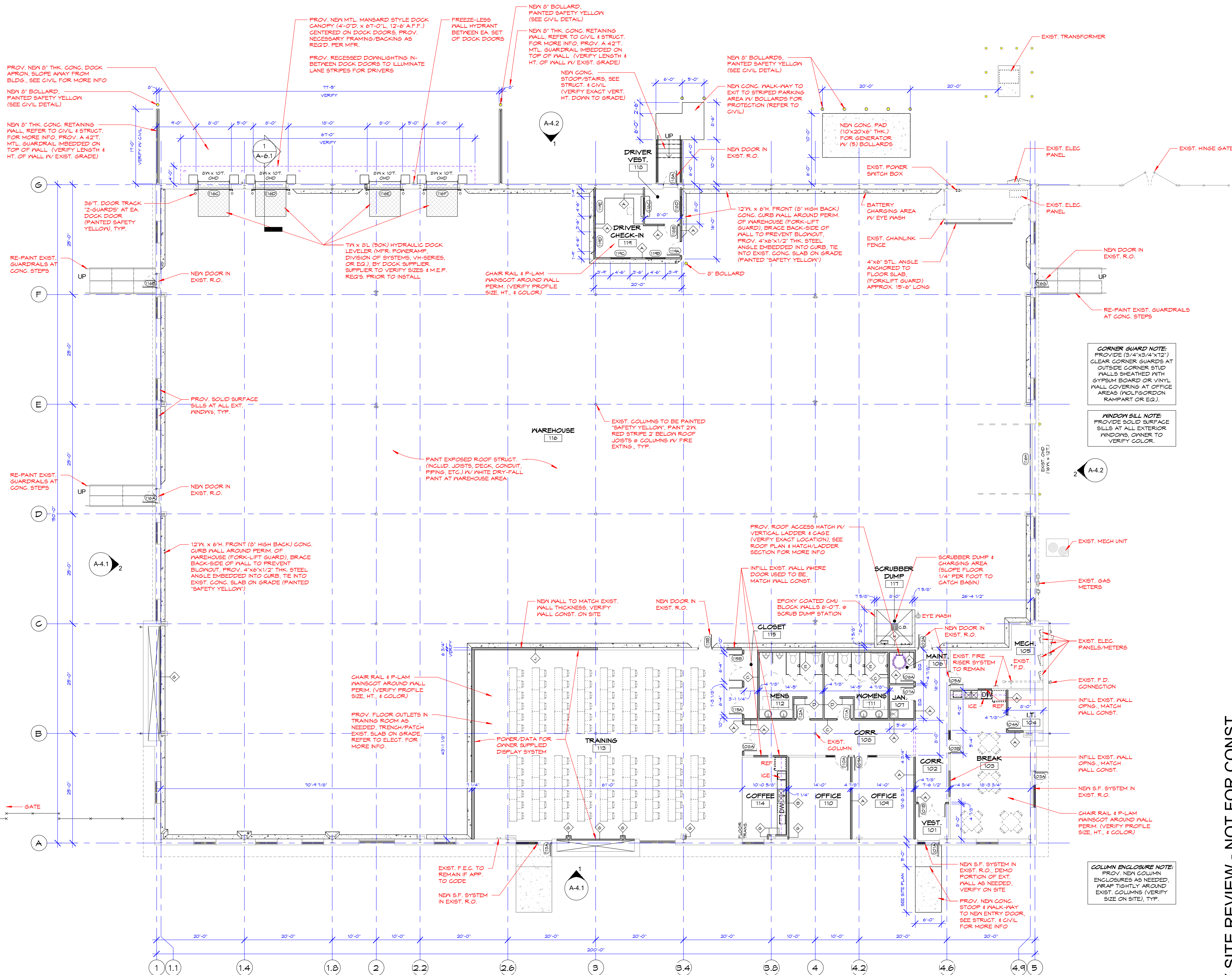
STANDARD FLOOR PLAN NOTATION:

- INDICATES EXIT LIGHTS (SEE LIFE-SAFETY PLAN SHEET, REFL. CLG. PLANS AND ELECTRICAL PLANS FOR LOCATIONS)
- F.E.C. - INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET
- F.E. - INDICATES FIRE EXTINGUISHER - MIN. 10" A-B-C" (UNLESS NOTED OTHERWISE) OR OTHER AS REQ'D. BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. (MOUNT AT 4'-0" A.F.F. MAX. TO TOP/EXTINGUISHER).
- F.D. - FLOOR DRAIN
- C.B. - CATCH BASIN
- INDICATES WALL TYPES, REFER TO INT. WALL TYPES FOR INFORMATION.

KEYED PLAN NOTES

Autodesk Docs://25-002 Martin Brower - Whitewater/25-002 Martin Brower Whitewater.rvt

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FIRST FLOOR PLAN
A-1.1 3/32" = 1'-0"

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A NEW BUILD-OUT FOR:
MARTIN BROWER
411 N. NEANCOMB ST. WHITEWATER, WI 53190

NOT FOR CONSTRUCTION

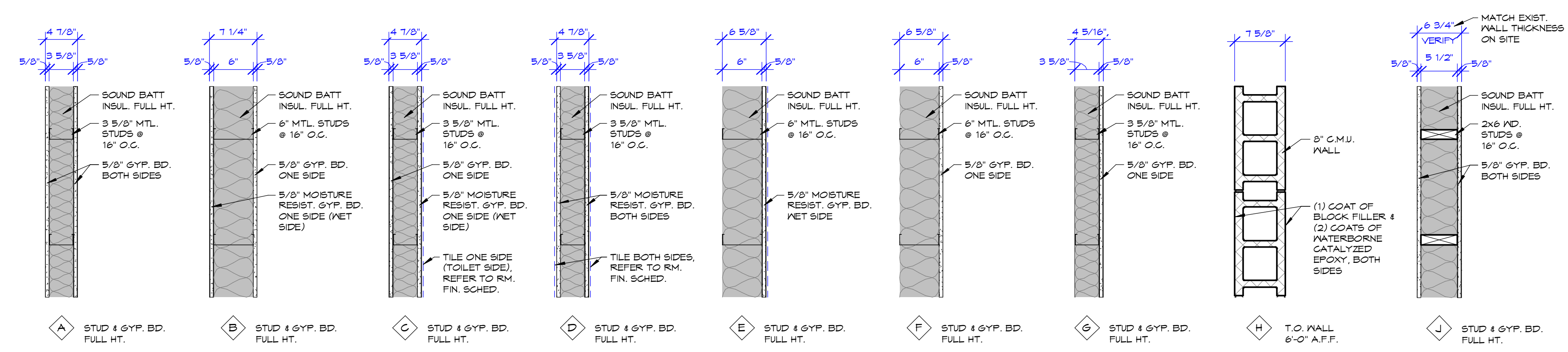
REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-06-2025
 job: 25-002
 d. by: DAH

A-1.1

CITY SITE REVIEW - NOT FOR CONST.



NOTE: MTL. STUD SIZES & GAUGES FOR INTERIOR NON-BRG. WALLS:
 3 5/8", 25 GA., 13'-6" HIGH @ 16" O.C., 11'-4" @ 24" O.C.
 3 5/8", 22 GA., 15'-3" HIGH @ 16" O.C., 13'-4" @ 24" O.C.
 3 5/8", 20 GA., 15'-11" HIGH @ 16" O.C., 13'-11" @ 24" O.C.
 6", 25 GA., 20'-0" HIGH @ 16" O.C., 17'-5" @ 24" O.C.
 6", 22 GA., 22'-4" HIGH @ 16" O.C., 19'-11" @ 24" O.C.
 3 5/8", 20 GA., 23'-4" HIGH @ 16" O.C., 20'-9" @ 24" O.C.
 (THESE STUD HEIGHTS ARE BASED ON HAVING (1) LAYER OF DRYWALL EACH FACE).

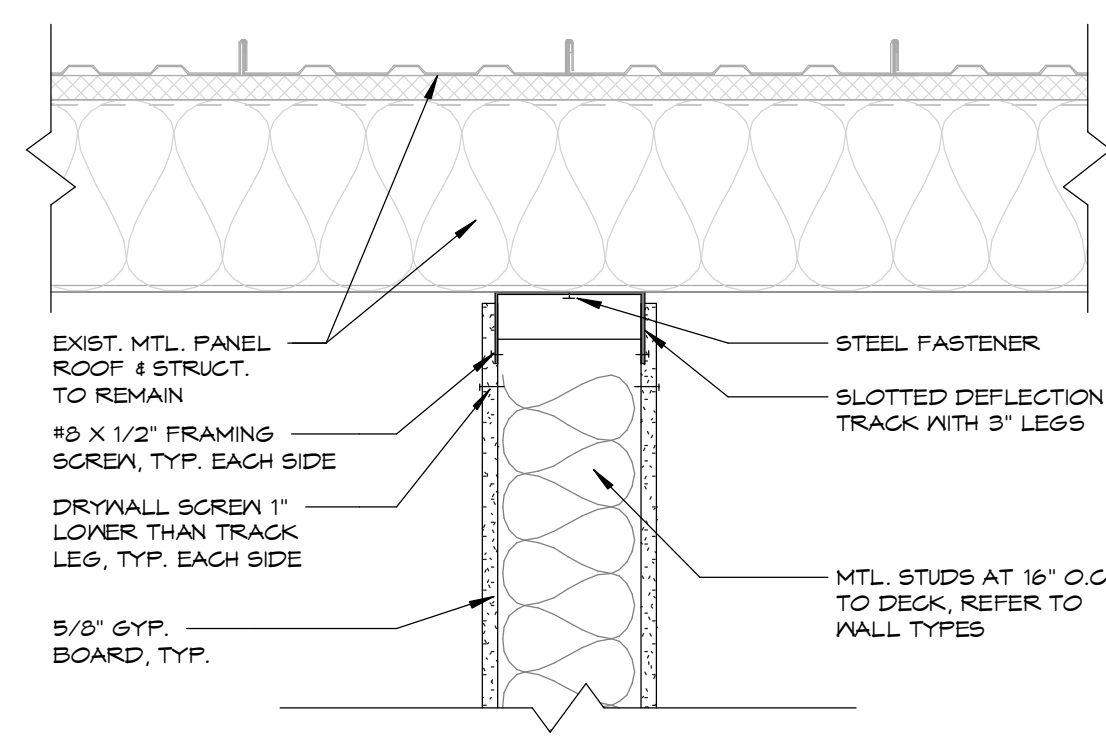
NOTE: ALL GYP. BOARD SHALL EXTEND TO FULL HEIGHT OF STUD WALL, OR TO BOT. OF GYP. BD. CLG. (REFER TO REFL. CLG. PLANS). ALL GYP. BD. SHALL EXTEND 6" ABOVE HIGHEST ADJACENT CEILING, UNLESS NOTED OTHERWISE. ALL STUDS SHALL BE ADEQUATELY SUPPORTED AS TO MAINTAIN A RIGID WALL ASSEMBLY.

NOTE: ALL EXPOSED C.M.U. OUTSIDE CORNERS @ WALLS, OPENING JAMBS & UNFINISHED SILLS SHALL HAVE BULL-NOSE CORNERS, TYP.

NOTE: 10 GA. STUDS @ DOOR JAMBS.

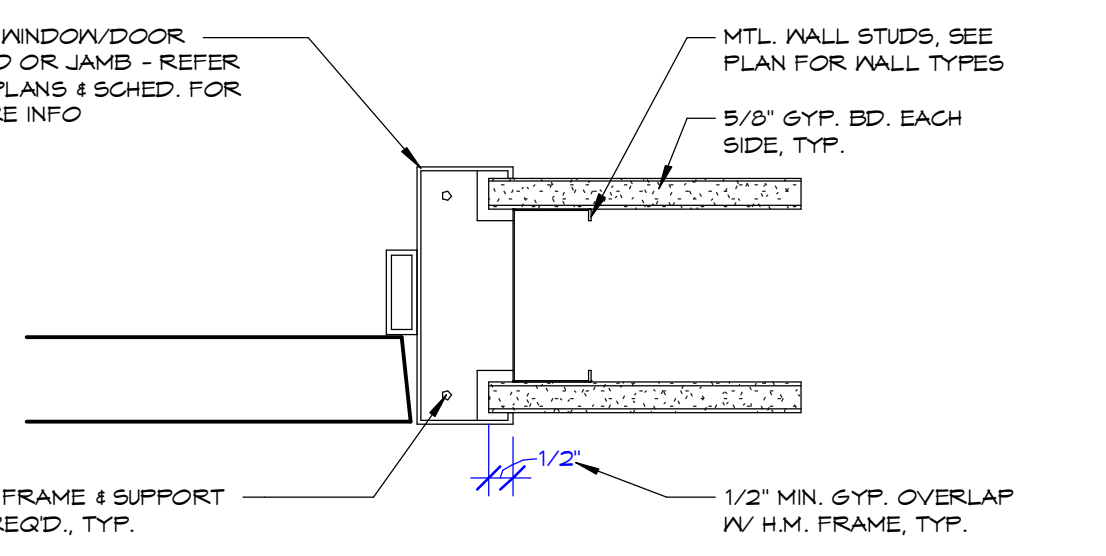
INTERIOR WALL TYPES

1" = 1'-0"



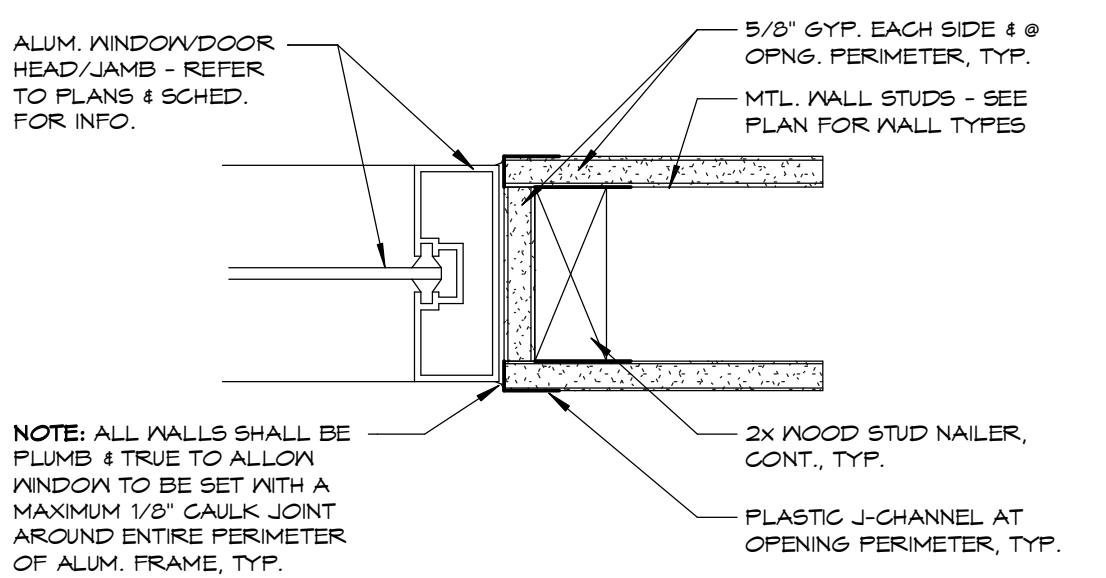
3 TYP. DEFLECTION TRACK DETAIL

1 1/2" = 1'-0"



2 H.M. FRAME/WALL DETAIL

3" = 1'-0"



1 ALUM. FRAME/WALL DETAIL

3" = 1'-0"

FLOOR FINISH CODES:

CT-1: CERAMIC TILE:
 MFR: T.B.D.
 COLOR: T.B.D.
 SIZE: T.B.D.
 GROUT: COLOR T.B.D.
 GROUT TYPE: WATER-CLEANABLE EPOXY GROUT

CPT-1: COMMERCIAL CARPET TILE:
 MFR: T.B.D.
 STYLE: MINIMUM TUFTED HEIGHT OF 26oz, 100% 6.6 NYLON, LEVEL-LOOP PILE, FIBERGLASS RE-REINFORCED THERMOPLASTIC POLYOLEFIN BACKING
 COLOR: T.B.D.
 SIZE: 24"x24"
 INSTALL NOTE: INSTALL W/ PRESSURE SENSITIVE RELEASABLE ADHESIVE
 NOTE: INCLUDE A MIN. OF 22 sq. yds. OF ATTIC STOCK

VCT-1: VINYL COMPOSITION TILE:
 MFR: T.B.D.
 STYLE: GLASS 2, SMOOTH SURFACE
 COLOR: T.B.D.
 SIZE: 12"x12"x1/8" THICK
 NOTE: PROVIDE (1) UN-OPENED CASE (45 LBS.) OF EACH TYPE, COLOR, & PATTERN FOR ATTIC STOCK MATERIAL

RF-1: RESINOUS FLOORING:
 MFR: SIKAFLOOR OR EQ.
 STYLE: SIKAFLOOR - PURCEM 22NA W/ 510 LPL TOPCOAT OR EQ.
 COLOR: MATCH EXIST.
 FINISH: ORANGE FEEL
 BASE: 6" TALL INTEGRAL COVERED BASE & CLEAR POLYASPARTIC TOP COAT

CEILING FINISH CODES:

ACT-1: ACOUSTICAL LAY-IN TILES:
 MFR: T.B.D.
 STYLE: T.B.D., BEVELED REGULAR
 SIZE: 24"x24"
 COLOR: WHITE, FINE TEXTURED
 GRID: 15/16" HEAVY DUTY STEEL SUSPENSION SYSTEM (CHICAGO METALLIC CORP.; SNAP-GRID 200 OR SM.), COLOR: WHITE

VCG-1: VINYL COVERED GYPSUM BOARD, LAY-IN TILES:
 MFR: T.B.D.
 STYLE: T.B.D., VINYL LAY-IN TILES
 SIZE: 24"x24"
 COLOR: WHITE
 GRID: 15/16" HEAVY DUTY STEEL SUSPENSION SYSTEM (CHICAGO METALLIC CORP.; SNAP-GRID 200 OR SM.), COLOR: WHITE

GYP-1: PAINTED GYP. BD.:
 MFR: T.B.D.
 SPEC./TYPE: INTERIOR GRADE LATEX PAINT
 PRIMER: (1) COAT
 COLOR: T.B.D., (2) COATS
 LOCATION: CEILING SOFFITS AS INDICATED ON RCP'S

WALL FINISH CODES:

P-1: GYPSUM BOARD - PAINTED:
 MFR: T.B.D.
 SPEC./TYPE: INTERIOR GRADE LATEX PAINT
 PRIMER: (1) COAT
 COLOR: T.B.D., (2) COATS
 FINISH TYPE: T.B.D. BY OWNER

P-2: MOISTURE RESISTANT GYPSUM BOARD - PAINTED:
 MFR: T.B.D.
 SPEC./TYPE: INTERIOR GRADE LATEX PAINT (MADE FOR HIGH MOISTURE)
 PRIMER: (1) COAT
 COLOR: T.B.D., (2) COATS
 FINISH TYPE: T.B.D. BY OWNER

P-3: C.M.U. - EPOXY PAINT:
 MFR: T.B.D.
 APPLICATION: PROV. (1) COAT OF BLOCK FILLER & (2) COATS OF WATERBORNE CATALYZED EPOXY PAINT
 COLOR: T.B.D., (2) COATS

NOTE: -C.M.U. WALLS SHALL BE CLEANED & HAVE BLOCK FILLER/SURFACER PRIOR TO PAINTING.
 -C.M.U. WALLS IN NET AREAS SHALL BE PAINTED WITH THE FOLLOWING:
 FAST CURE EPOXY PRIMER & (2) COATS OF WATERBORNE CATALYZED EPOXY PAINT

WD-1: P-LAM VENEER MANSKOT COVERING & WOOD CHAIR RAIL:
 MFR: T.B.D.
 CHAIR RAIL TYPE: FABRICATED FROM PLAN SLICED SELECT WHITE MAPLE BOARDS & SHOP FINISHED W/ POLYURETHANE FINISH
 COLOR: T.B.D., SUBMIT SAMPLE TO OWNER BEFORE INSTALL
 P-LAM MANSKOT: ADHERED DIRECTLY TO GYP. BD. WALL, COLOR: T.B.D., LOCATION: OWNER TO VERIFY EXACT WALLS/AREAS

CMT-1: CERAMIC WALL TILE (OVER MOISTURE RESIS. GYP. BD.):
 MFR: T.B.D.
 COLOR: T.B.D.
 SIZE: T.B.D.
 GROUT: COLOR T.B.D.
 GROUT TYPE: WATER-CLEANABLE EPOXY GROUT
 NOTE: USE SCHLUTER RONDEX AT OUTSIDE CORNERS

FRP-1: FIBERGLASS REINFORCED PLASTIC PANELING:
 MFR: T.B.D.
 COLOR: WHITE
 TEXTURE: SMOOTH
 LOCATION: INSTALL BEHIND MOP SINK & ALONG ADJACENT WALLS (4' A.F.F.)

BASE FINISH CODES:

CTB-1: CERAMIC TILE:
 MFR: T.B.D.
 COLOR: T.B.D.
 SIZE: T.B.D.
 GROUT: COLOR T.B.D.
 GROUT TYPE: WATER-CLEANABLE EPOXY GROUT

RB-1: RUBBER WALL BASE:
 MFR: T.B.D.
 COLOR: T.B.D.
 SIZE: 4" TALL, 1/2" THICK
 NOTE: PROVIDE (1) UN-OPENED CASE (120 LINEAR FT.) OF EACH TYPE, COLOR, & PATTERN FOR ATTIC STOCK

RFB-1: RESINOUS FLOOR BASE:
 6" TALL INTEGRAL COVERED BASE & CLEAR POLYASPARTIC TOP COAT (SEE RF-1)

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CLG HGT	REMARKS
				NORTH	SOUTH	EAST	WEST			
101	VEST.	VCT-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	10'-0"	
102	CORR.	VCT-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	10'-0"	
103	BREAK.	VCT-1	RB-1	WD-1/P-1	WD-1/P-1	P-1/FRP-2	WD-1/P-1	ACT-1	10'-0"	5,9
104	IT.	VCT-1	RB-1	P-1	P-1	P-1	P-1	EXPOSED	--	6
105	MESH.	VCT-1	RB-1	P-1	P-1	P-1	P-1	EXPOSED	--	6
106	MANT.	VCT-1	RB-1	P-1	P-1	P-1	P-1	EXPOSED	--	6
107	JAN.	VCT-1	RB-1	P-1/FRP-1	P-1	P-1/FRP-1	P-1	ACT-1	9'-0"	1
108	CORR.	VCT-1	RB-1	P-1	P-1	P-1	P-1	ACT-1/GYP-1	10'-0"	0
110	OFFICE	CPT-1	RB-1	WD-1/P-1	WD-1/P-1	WD-1/P-1	WD-1/P-1	ACT-1	9'-0"	0
111	NOBENS	CPT-1	RB-1	WD-1/P-1	WD-1/P-1	WD-1/P-1	WD-1/P-1	ACT-1	9'-0"	0
112	MENS	CTB-1	CTB-1	CMT-1	CMT-1	CMT-1	CMT-1	VCG-1	9'-0"	0
113	TRAINING	CPT-1	RB-1	WD-1/P-1	WD-1/P-1	WD-1/P-1	WD-1/P-1	ACT-1	10'-0"	0
114	COFFEE	VCT-1	RB-1	P-1	P-2	P-1	P-1	ACT-1	10'-0"	9
115	CLOSET	CPT-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	9'-0"	0
116	WAREHOUSE	RF-1	RFB-1	P-1	P-1	P-1	P-1	EXPOSED	--	2,4,5,7
117	SCRUBBER DUMP	RF-1	RFB-1	P-3	P-3	P-3	P-3	EXPOSED	--	5,10
118	DRIVER VEST.	VCT-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	9'-0"	0
119	DRIVER CHECK-IN	VCT-1	RB-1	WD-1/P-1	WD-1/P-1	WD-1/P-1	WD-1/P-1	ACT-1	9'-0"	0

GENERAL ROOM FINISH NOTES:

- ALL GYP. BOARD SURFACES SHALL BE TAPED, MUDDERED, PRIMED, AND FINISHED WITH TWO (2) COATS OF PAINT.
- PROVIDE TRANSITION STRIPS BETWEEN CONCRETE FLOORS AND FINISHED FLOORS TYPICAL.
- REFER TO FLOOR PLANS FOR FLOORING TRANSITION LOCATIONS.
- REFER TO REFLECTED CEILING PLAN FOR GYPSUM WALL BOARD SOFFITS.
- FLOOR FINISH MATERIALS SHALL TRANSITION AT THE CENTER OF THE COMMUNICATING DOOR.
- REFER TO REFLECTED CEILING PLAN FOR CEILING MATERIAL TRANSITIONS.
- PAINT EXPOSED STRUCTURE, MECHANICAL, AND ELECTRICAL EQUIPMENT TO MATCH COLOR OF ADJACENT WALLS (EXCEPT FACTORY FINISHED EQUIPMENT.)
- GENERAL CONTRACTOR TO PROVIDE BASE AT ALL CASEWORK, UNLESS OTHERWISE NOTED.
- ALL CEILING GRIDS SHALL BE CENTERED IN EACH ROOM UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL AND MECHANICAL FIXTURES TO BE INSTALLED WITHIN CEILING SHALL BE CENTERED ON CEILING TILE UNLESS NOTED OTHERWISE.
- GYPSUM BOARD IN THE RESTROOMS AND SURROUNDING THE UTILITY SINK SHALL BE MOISTURE RESISTANT.
- METAL EDGE STRIPS TO BE INSTALLED WHERE EXPOSED EDGE OF TILE MEETS CARPET, MOOD OR OTHER FLOORING.
- ALL CONSTRUCTION JOINTS (CONCRETE SLAB) TO BE FILLED WITH JOINT FILLER.
- RADIUS CUTS FOR CERAMIC TILES TO BE CUT WITH A WATERJET CUTTING MACHINE.
- PROVIDE (3/4"x3/4"x12") CLEAR CORNER GUARDS AT OUTSIDE CORNER STUD WALLS SHEATHED WITH GYPSUM BOARD OR VINYL WALL COVERING.
- VERIFY FLOOR/WALL TILE PATTERN WITH ARCHITECT PRIOR TO TILE INSTALLATION.
- WHERE TILE PATTERN TRANSITIONS BETWEEN ROOMS, TILE PATTERN SHALL BE CONTINUOUS. GROUT LINES FROM MAIN SPACE TO ADJACENT SPACE SHALL ALIGN. ANY PROPOSED DEVIATIONS SHOULD BE DISCUSSED WITH ARCHITECT/ OWNER PRIOR TO INSTALLATION.
- JOINT AT CONC. FLOOR TO EXTERIOR OR INTERIOR WALL WHERE NO BASE IS INSTALLED SHALL BE FINISHED WITH SEALANT COLOR TO BE VERIFIED PRIOR TO INSTALLATION.
- PAINT EXPOSED STRUCTURAL STEEL AND COLUMNS.
- PROVIDE SCHLUTER RONDEC AT ALL OUTSIDE CORNERS AT WALL TILE.
- PROVIDE SCHLUTER RONDEC AT TOP EDGE OF ANY EXPOSED WALL TILE INCLUDING FLOOR BASE.
- PROVIDE CRACK ISOLATION MEMBRANE AS REQUIRED.
- PROVIDE SOFT JOINTS FOR CERAMIC TILE AT SLAB CONTROL JOINTS AS REQUIRED.
- ALL CONDUIT SHALL BE BURIED IN WALLS WHERE POSSIBLE.
- ALL EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ADJACENT FINISHES.
- ALL GRILLES TO BE PAINTED TO MATCH ADJACENT WALL.

GENERAL SCHEDULE NOTE:

WALL DIRECTION IS BASED ON TRUE NORTH. REFER TO NORTH ARROW PER EACH SHEET FOR CORRECT ORIENTATION.

ROOM FINISH SCHEDULE REMARKS:

- INSTALL FRP-1 (4'-0" A.F.F.) & P-2 (FULL HT.) AT WALLS BEHIND & ADJACENT TO MOP SINK.
- ALL WAREHOUSE COLUMNS SHALL BE PAINTED FROM FIN. FLOOR TO THE ROOF DECK (SAFETY YELLOW), W/ 24" WIDE RED STRIPE, 2'-0" BELOW EXISTING JOISTS (AT COLUMNS W/ FIRE EXTINGUISHERS).
- CMT-1 FULL HEIGHT.
- INTERIOR CONCRETE FORK-LIFT GUARD WALLS & PROTECTIVE CURB ANGLES SHALL BE PAINTED SAFETY YELLOW W/IN WAREHOUSE AREA.
- EXISTING EXPOSED ROOF STRUCTURE (INCLD. JOISTS, DECK, CONDUIT, PIPING ETC.) TO BE PAINTED W/ WHITE DRYFALL PAINT AT WAREHOUSE AREAS.
- EXISTING EXPOSED ROOF STRUCTURE (INCLD. JOISTS, DECK, CONDUIT, PIPING ETC.) TO BE PAINTED W/ BLACK DRYFALL PAINT AT OFFICE AREAS.
- PAINT EXISTING EXTERIOR FURRING WALLS AS REQUESTED BY OWNER OR AS NEEDED FROM ANY DEMO WORK W/IN WAREHOUSE AREAS.
- WD-1 MANSKOT AS REQUESTED BY OWNER. VERIFY EXACT AREAS, FINISH/COLOR SELECTION, HEIGHT, & PROFILE BEFORE INSTALL. INSTALL DIRECTLY OVER GYPSUM BOARD WALL.
- PROVIDE MOISTURE RESISTANT GYP. BD. (P-2) AT NET WALL.
- SLOPE FLOOR 1/4" PER FOOT TOWARDS CATCH BASIN.

GYPSUM BOARD CONTROL (EXPANSION) JOINT NOTE:

INSTALL CONTROL (EXPANSION) JOINTS ACCORDING TO ASTM C480 AND IN SPECIFIC LOCATIONS APPROVED BY ARCHITECT FOR VISUAL EFFECT.

- CONTROL (EXPANSION) JOINTS SHALL BE INSTALLED IN CEILINGS EXCEEDING 2,500 S.F. IN AREA. THE DISTANCE SHALL NOT BE MORE THAN 50 FEET BETWEEN CEILING CONTROL (EXPANSION) JOINTS IN EITHER DIRECTION (WITH PERIMETER RELIEF, 30 FEET IN EITHER DIRECTION WITHOUT PERIMETER RELIEF).
- CONTROL (EXPANSION) JOINTS SHALL BE INSTALLED IN PARTITION, WALL AND WALL FURRING RUNS EXCEEDING NOT MORE THAN 30 FEET. A CONTROL (EXPANSION) JOINT SHALL BE INSTALLED WHERE A CONTROL (EXPANSION) JOINT OCCURS IN THE BASE EXTERIOR WALL.
- CONTROL (EXPANSION) JOINTS ARE NOT REQUIRED FOR WALL LENGTHS LESS THAN 30 FEET.
- EXTEND CONTROL (EXPANSION) JOINTS THE FULL HEIGHT OF THE WALL OR LENGTH OF SOFFIT/CEILING MEMBRANE.
- LOCATE CONTROL (EXPANSION) JOINTS AT BOTH JAMBS OF OPENINGS IF GYPSUM BOARD IS NOT "YOKED" (CENTERED ON HEAD OPENING). USE ONE SYSTEM THROUGHOUT.
- WHERE VERTICAL AND HORIZONTAL CONTROL (EXPANSION) JOINTS INTERSECT, VERTICAL CONTROL (EXPANSION) JOINT SHALL BE CONTINUOUS; HORIZONTAL CONTROL (EXPANSION) JOINT SHALL ABUT IT.

NOTE:

- VERIFY FLOOR/WALL TILE PATTERN WITH ARCHITECT PRIOR TO TILE INSTALLATION
- WHERE TILE PATTERN TRANSITIONS BETWEEN ROOMS, TILE PATTERN SHALL BE CONTINUOUS. GROUT LINES FROM MAIN SPACE TO ADJACENT SPACE SHALL ALIGN. ANY PROPOSED DEVIATIONS SHOULD BE DISCUSSED WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.

CITY SITE REVIEW - NOT FOR CONST.

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A NEW BUILD-OUT FOR:
MARTIN BROWER
 411 N. NEANCOMB ST. WHITEWATER, WI 53190

NOT FOR CONSTRUCTION

REVISION HISTORY		
NO.	DESCRIPTION	DATE

date: 02-06-2025
 job: 25-002
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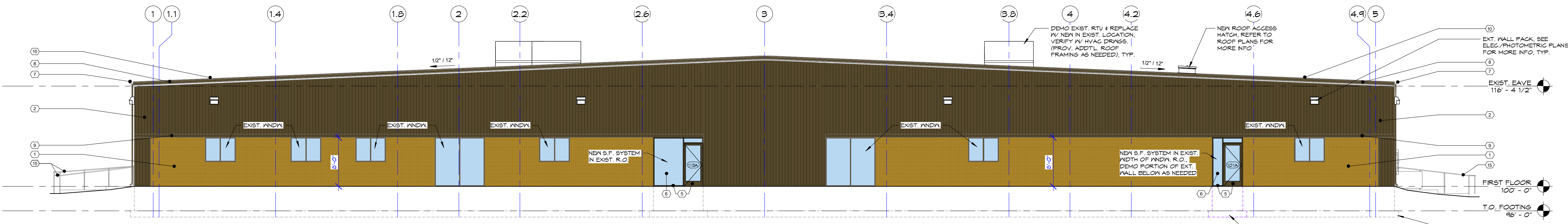
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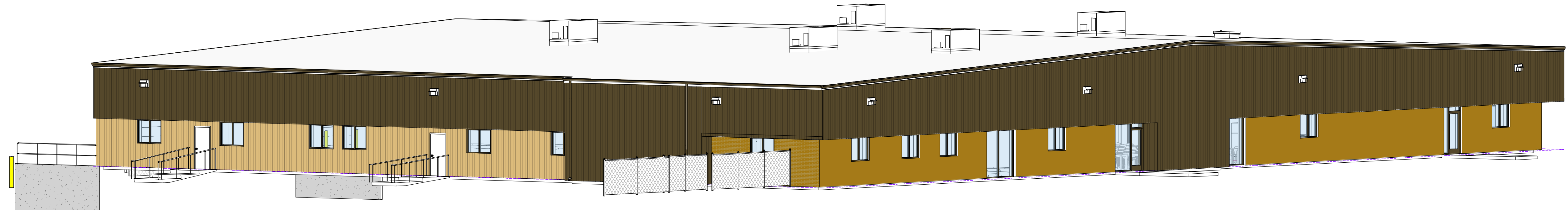
NO.	DESCRIPTION	DATE

date: 02-06-2025
 job: 25-002
 d. by: DAH

A-4.1



1 WEST ELEVATION
 A-4.1 1/8" = 1'-0"



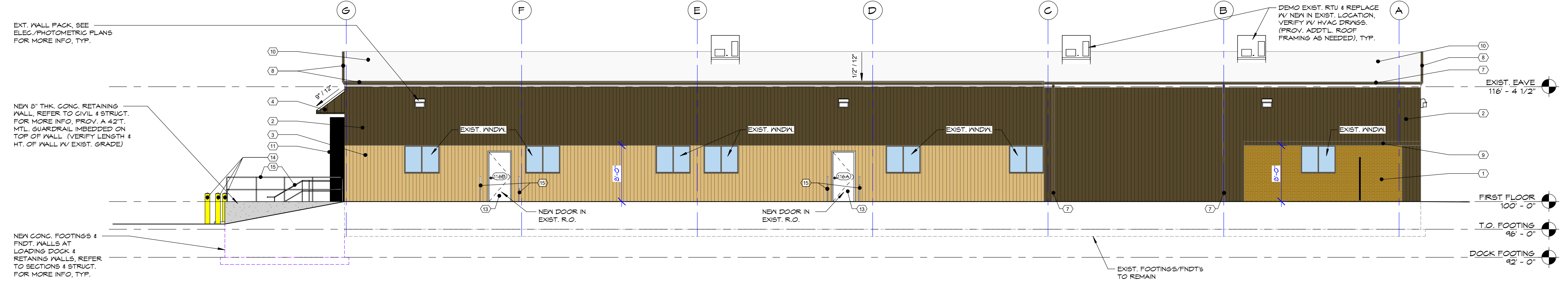
3 3D - NORTHWEST PERSPECTIVE
 A-4.1

EXTERIOR FINISH MATERIALS KEY

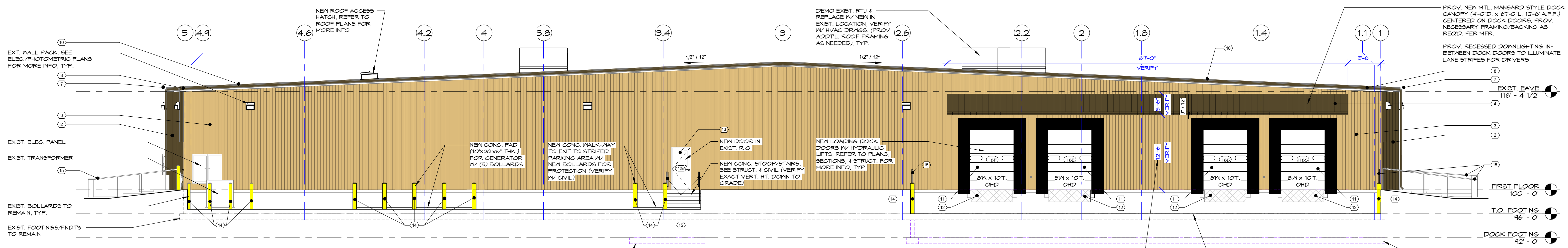
GRAPHIC	KEY	MATERIAL SPEC/COLOR	GRAPHIC	KEY	MATERIAL SPEC/COLOR
	1	EXIST. BRICK VENEER TO REMAIN. 4" THK. COLOR: MULTI-BROWN/TAN (PATCH AS NEEDED FROM ANY DEMO WORK, MATCH COLOR/PATTERN)		9	EXIST. PRE-FIN. ALUMINUM SOFFIT W/ VENTING. COLOR: DARK BROWN TO MATCH EXIST. METAL PANEL
	2	EXIST. METAL LINER PANEL. COLOR: DARK BROWN (PATCH AS NEEDED FROM ANY DEMO WORK, MATCH COLOR/PATTERN & PROV. TRIM PIECES TO MATCH AS REQ'D.)		10	EXIST. METAL PANEL ROOF TO REMAIN. SPRAY-COATED W/ SILICONE ROOF COATING (FOR ADDED DURABILITY). COLOR: WHITE. MFR.: SAGO OR EQ.
	3	EXIST. METAL LINER PANEL. COLOR: TAN (PATCH AS NEEDED FROM ANY DEMO WORK, MATCH COLOR/PATTERN & PROV. TRIM PIECES TO MATCH AS REQ'D.)		11	NEW LOADING DOCK DOOR (RAYNOR 'THERMASEAL', MAYNE DALTON 'THERMOSPAN', OR EQ.) & DOCK SHELTER (FAIRBORN SERIES 2200 OR EQ.), PROV. NEW WALL FRAMING AS REQ'D.
	4	NEW METAL FRAMED MANSARD STYLE CANOPY OVER LOADING DOCK DOORS. COLOR: T.B.D. VENTED SOFFIT (WHITE) W/ RECESSED DOWNLIGHTS BETWEEN DOCK DOORS. NEW FRAMING AS REQ'D. PER MFR.		12	NEW HYDRAULIC DOCK LEVELER (POWERAMP, DIVISION OF SYSTEMS INC., V4-SERIES, OR EQ.) AT EACH LOADING DOCK DOOR. PROV. NEW DOCK LEVELER FIT AS REQ'D. SEE PLANS & SECTIONS
	5	NEW ALUM. DOOR/FRAME. THERMALLY BROKEN. COLOR: DARK BRONZE (VERIFY ON SITE TO MATCH)		13	NEW INSULATED HOLLOW METAL DOOR & FRAME. COLOR: T.B.D. (PAINTED)
	6	NEW EXTERIOR GLAZING: 1" THICK, TEMPERED, LOW-E, INSUL. GLAZING. COLOR: MATCH EXIST. ON SITE		14	6" DIA. SCHEDULE 40 BOLLARDS. COLOR: PAINTED SAFETY YELLOW
	7	EXIST. PRE-FIN. ALUMINUM GUTTERS W/ DOWNSPOUTS TO GRADE. COLOR: DARK BROWN TO MATCH EXIST. METAL PANEL		15	PAINTED HAND/GUARDRAIL W/ DIRECT TO METAL PAINT. COLOR: T.B.D.
	8	EXIST. PRE-FIN. ALUMINUM RAKE/EAVE TRIM. COLOR: DARK BROWN TO MATCH EXIST. METAL PANEL			

NEW DOOR & WINDOW VALUES

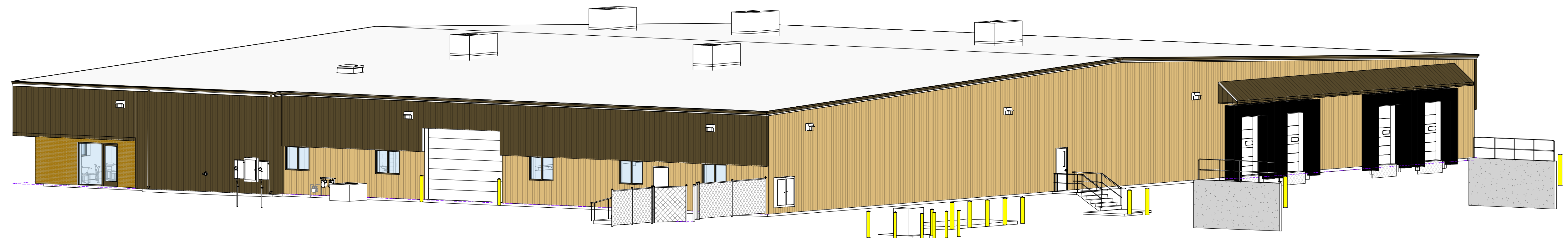
WINDOWS: (SWINGING)	U VALUE	0.45
	SHGC	0.35
	VT	0.6
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.15
DOORS: (>60% GLAZING)	U VALUE	0.701
	SHGC	0.238
	VT	0.39



2 NORTH ELEVATION
 A-4.1 1/8" = 1'-0"



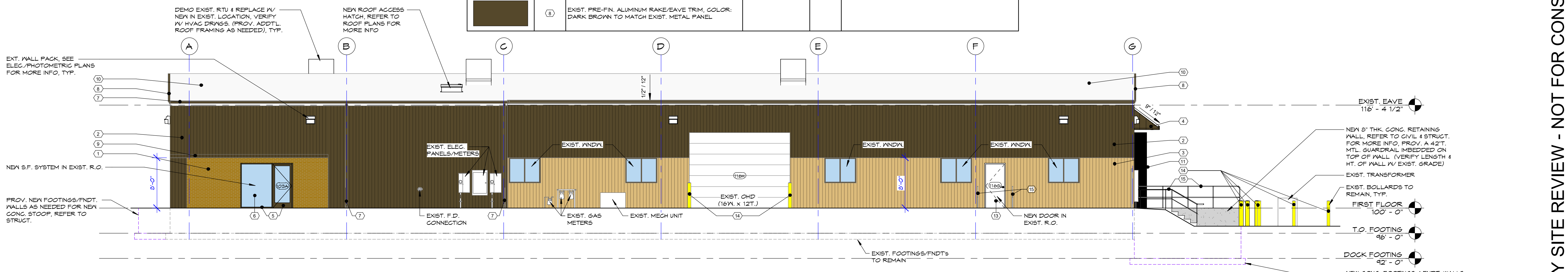
1 EAST ELEVATION
1/8" = 1'-0"



3 3D - SOUTHEAST PERSPECTIVE

EXTERIOR FINISH MATERIALS KEY					
GRAPHIC	KEY	MATERIAL SPEC/COLOR	GRAPHIC	KEY	MATERIAL SPEC/COLOR
	1	EXIST. BRICK VENEER TO REMAIN: 4" THK., COLOR: MULTI-BROWN/TAN (PATCH AS NEEDED FROM ANY DEMO WORK, MATCH COLOR/PATTERN)		9	EXIST. PRE-FIN. ALUMINUM SOFFIT W/ VENTING, COLOR: DARK BROWN TO MATCH EXIST. METAL PANEL
	2	EXIST. METAL LINER PANEL, COLOR: DARK BROWN (PATCH AS NEEDED FROM ANY DEMO WORK, MATCH COLOR/PATTERN & PROV. TRIM PIECES TO MATCH AS REQ'D.)		10	EXIST. METAL PANEL ROOF TO REMAIN, SPRAY COATED W/ SILICONE ROOF COATING (FOR ADDED DURABILITY), COLOR: WHITE, MFR.: SAGO OR EQ.
	3	EXIST. METAL LINER PANEL, COLOR: TAN (PATCH AS NEEDED FROM ANY DEMO WORK, MATCH COLOR/PATTERN & PROV. TRIM PIECES TO MATCH AS REQ'D.)		11	NEW LOADING DOCK DOOR (RAYNOR 'THERMASEAL', PAYNE DALTON 'THERMOSPAN', OR EQ.) & DOCK SHELTER (FAIRBORN SERIES 2200 OR EQ.), PROV. NEW WALL FRAMING AS REQ'D.
	4	NEW METAL FRAMED MANSARD STYLE CANOPY OVER LOADING DOCK DOORS, COLOR: T.B.D., VENTED SOFFIT (WHITE) W/ RECESSED DOWNLIGHTS BETWEEN DOCK DOORS, NEW FRAMING AS REQ'D. PER MFR.		12	NEW HYDRAULIC DOCK LEVELER (POWERAMP, DIVISION OF SYSTEMS INC., VH-SERIES, OR EQ.) AT EACH LOADING DOCK DOOR, PROV. NEW DOCK LEVELER FIT AS REQ'D., SEE PLANS & SECTIONS
	5	NEW ALIM. DOOR/FRAME, THERMALLY BROKEN, COLOR: DARK BRONZE (VERIFY ON SITE TO MATCH)		13	NEW INSULATED HOLLOW METAL DOOR & FRAME, COLOR: T.B.D. (PAINTED)
	6	NEW EXTERIOR GLAZING: 1" THICK, TEMPERED, LOW-E, INSUL. GLAZING, COLOR: MATCH EXIST. ON SITE		14	8" DIA. SCHEDULE 40 BOLLARDS, COLOR: PAINTED SAFETY YELLOW
	7	EXIST. PRE-FIN. ALUMINUM GUTTERS W/ DOWNSPOUTS TO GRADE, COLOR: DARK BROWN TO MATCH EXIST. METAL PANEL		15	PAINTED HAND/GUARDRAIL W/ DIRECT TO METAL PAINT, COLOR: T.B.D.
	8	EXIST. PRE-FIN. ALUMINUM RAKE/EAVE TRIM, COLOR: DARK BROWN TO MATCH EXIST. METAL PANEL			

NEW DOOR & WINDOW VALUES			
WINDOWS:	U VALUE	0.45	
	SHGC	0.35	
	VT	0.6	
DOORS:	U VALUE	0.38	
O.H. DOORS:	U VALUE	0.15	
DOORS:	U VALUE	0.701	
	SHGC	0.238	
	VT	0.39	



2 SOUTH ELEVATION
1/8" = 1'-0"

Item 3.

Gries Architectural Group Inc.

HUDSON OFFICE: Suite #155
400 South 73rd Street, Ste 155
Phone: 920-722-2445
www.gries.design

NEENAH OFFICE: Suite #108
500 North Commercial Street
Phone: 920-722-2445
www.gries.design

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A NEW BUILD-OUT FOR:
MARTIN BROWER
411 N. NEACOMB ST. WHITEWATER, WI 53190

NOT FOR CONSTRUCTION

REVISION HISTORY		
NO.	DESCRIPTION	DATE

date: 02-06-2025
job: 25-002
d. by: DAH

A-4.2

CITY SITE REVIEW - NOT FOR CONST.

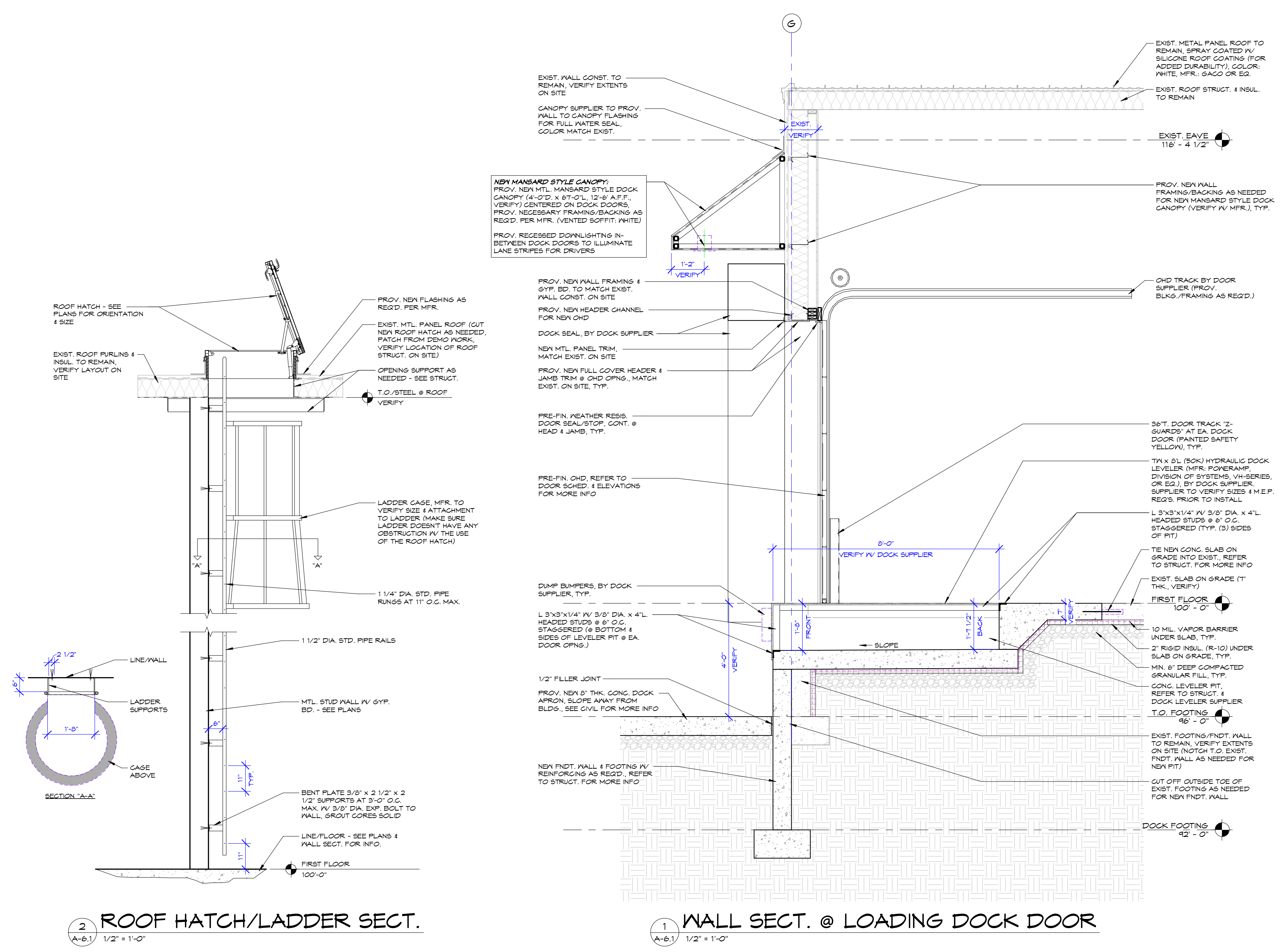
IMPORTANT STEEL JOIST AND METAL DECK NOTES:
 STEEL JOISTS AND METAL FRAMED DECK TO ARRIVE ON SITE, FRAMED AND PROTECTED FROM THE ELEMENTS TO PREVENT RUSTING. IF RUSTING OCCURS DURING THE COURSE OF CONSTRUCTION, THE GENERAL CONTRACTOR WILL BE REQUIRED TO CLEAN AND RE-PRIME THE RUSTED AREAS (WHETHER THE STEEL JOISTS AND METAL DECK ARE EXPOSED AND HIDDEN).

Gries
 Architectural Group Inc.

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 Phone: 920-722-2445
 www.gries.design

HUDSON OFFICE: 400 South 72nd Street, Suite #105, Hudson, WI 54001
 Phone: 920-722-2445
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 d. by: DAH

A-6.1

CITY SITE REVIEW - NOT FOR CONST.

GENERAL ROOF PLAN NOTES:

- REFER TO ROOF PLAN FOR SPECIFIC ROOF MEMBRANE AND ROOFING MATERIALS, TYP.
- TAPERED ROOF INSULATION PITCH IS MINIMUM 1/4" PER FOOT, TYPICAL (IF NEEDED).
- HVAC CONTRACTOR TO COORDINATE FINAL LOCATION & SIZES OF ALL ROOF TOP UNITS AND OPENINGS W/ STEEL SUPPLIER PRIOR TO WORK/JOIST FABRICATION. ALL RTU LOADS TO STRUCTURE SHALL BE VERIFIED WITH STRUCTURAL ENGINEER.
- PROVIDE CURBING, BOOTING, AND TAPERED INSULATION AT ALL HVAC ROOF EQUIPMENT AND ROOF PENETRATIONS. TYP. ROOFING CONTRACTOR TO COORDINATE ALL LOCATIONS WITH GENERAL CONTRACTOR AND SUB-CONTRACTORS, TYP.
- PAINT EXPOSED GAS PIPING
- ROOFING CONTRACTOR RESPONSIBLE FOR INSTALLING A WATER TIGHT ROOF SYSTEM.
- IF DESIGN/ BUILD CONTRACTOR INSTALLS EQUIPMENT CLOSER THAN 10' TO THE ROOF EDGE, THAT CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF A GUARD RAIL SYSTEM.

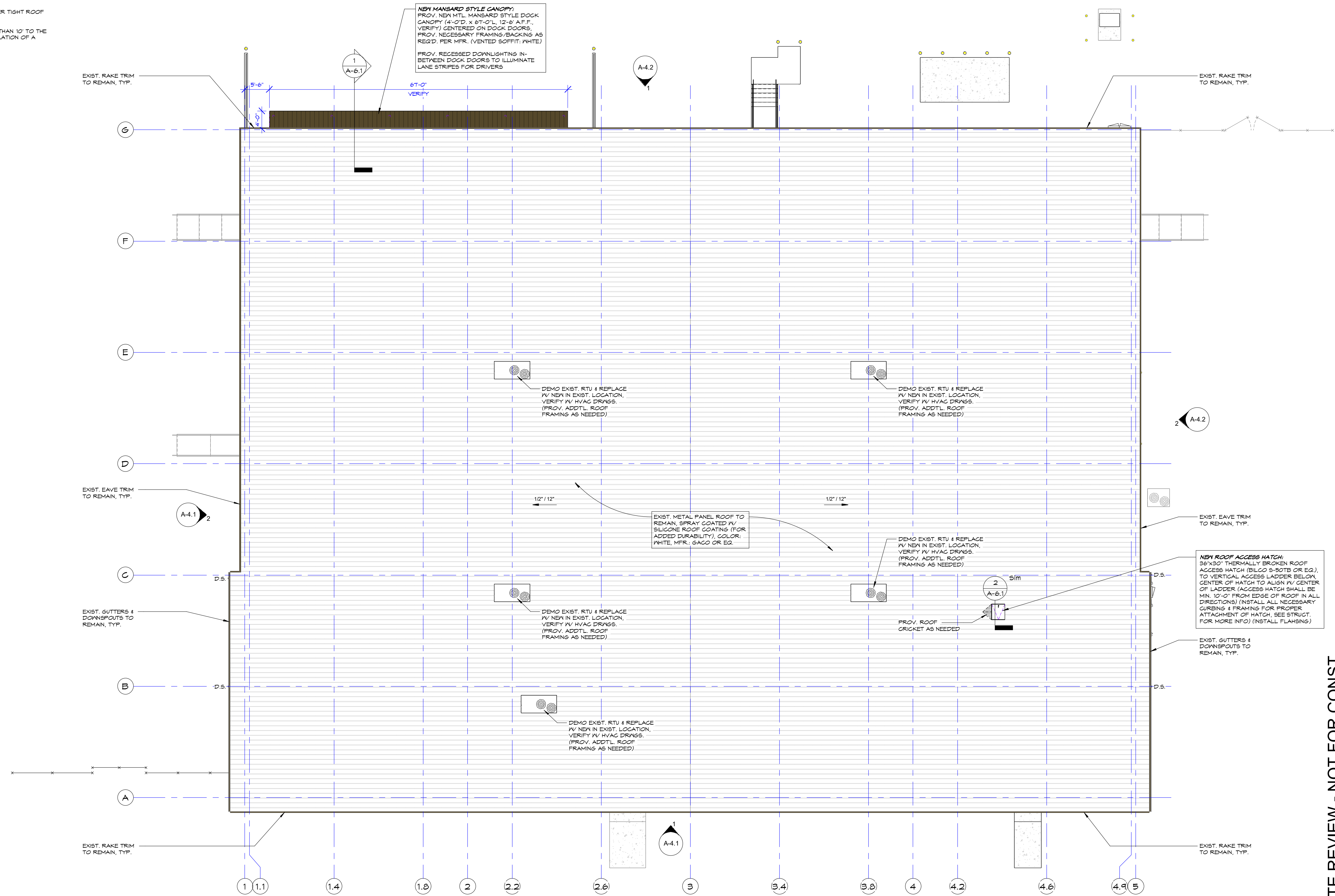
NOTE:
IF ANY ROOF TOP EQUIPMENT IS CLOSER THAN 10'-0" FROM ROOF PERIMETER, A GUARDRAIL IS REQUIRED (42" MIN. HIGH).

NOTE:
HVAC UNITS ARE ONLY ESTIMATED QUANTITIES, WEIGHTS, LOCATIONS AND TYPE OF EQUIPMENT. FINAL EQUIPMENT SELECTIONS TO BE DETERMINED BY DESIGN/BUILD HVAC CONTRACTOR. FINAL WEIGHTS/LOCATIONS TO BE PROVIDED TO STRUCTURAL ENGINEER AND STEEL JOIST SUPPLIER PRIOR TO FABRICATION OF STEEL JOISTS.

NOTE:
INSTALL ROOF CRICKETS AT ALL ROOF PENETRATIONS, TYP.

Autodesk Docs://25-002 Martin Brower - Whitewater/25-002 Martin Brower Whitewater.rvt

2/6/2025 2:05:51 PM



1 ROOF PLAN
A-B.1 3/32" = 1'-0"

Item 3

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A NEW BUILD-OUT FOR:
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date: 02-06-2025
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A-8.1

CITY SITE REVIEW - NOT FOR CONST.

REFLECTED CEILING PLAN NOTES:

- GRID LAYOUT SHOWN FOR DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY FINAL LAYOUT WITH FIELD CONDITIONS AND OBTAIN OWNER AND ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- ALL CONSTRUCTION TO CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE.
- ALL INTERIOR FINISHES TO COMPLY WITH STATE/ LOCAL CODES AND ORDINANCES.
- COORDINATE FINAL LAYOUT W/ OWNER, ELEC. CONTRACTOR SHALL COORDINATE ANY CODE REQUIREMENTS.
- ALL EXPOSED ELECTRICAL CONDUIT SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION.
- ALL EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ADJACENT FINISHES.
- ALL CONDUIT SHALL BE BURIED IN WALLS WHERE POSSIBLE.
- LIGHTING AND HVAC SHOWN ON THIS PLAN IS FOR LAYOUT ONLY. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION PLANS FOR MORE INFORMATION.
- SEE ROOM FINISH SCHEDULE FOR CEILING FINISHES.
- PROVIDE HOLD DOWN CLIPS AT SUSPENDED CEILING ASSEMBLIES AT EXTERIOR DOORS AS RECOMMENDED BY CEILING MANUFACTURER.
- REFER TO ELECTRICAL PLANS FOR EXIT LIGHT LOCATIONS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CORRECT PLACEMENT OF ALL EXIT LIGHTS AND MEANS OF EGRESS LIGHTING.
- CONTRACTOR(S) TO COORDINATE FINAL FIXTURE AND EQUIPMENT HEIGHTS TO AVOID INTERFERENCES AND PROVIDE MINIMUM SEPARATION DISTANCE REQUIREMENTS.

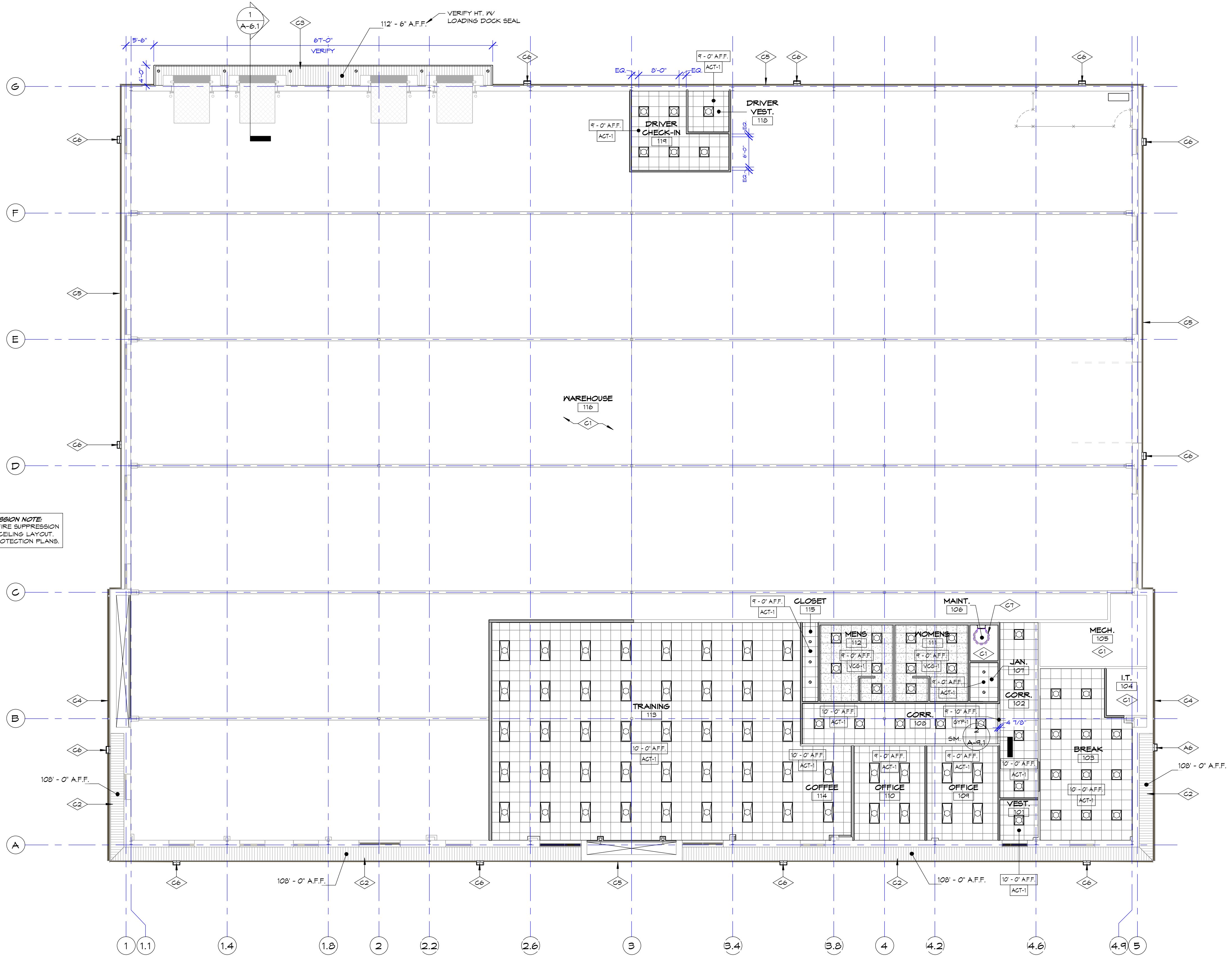
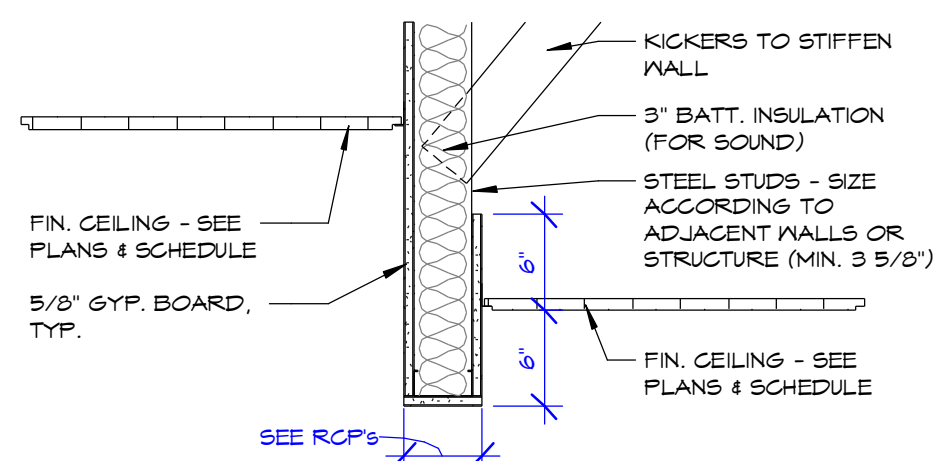
REFLECTED CEILING PLAN LEGEND:

- 2' X 2' CEILING GRID SYSTEM W/ REGULAR TILES, REFER TO ROOM FINISH SCHEDULE
- DRYWALL - AT BULKHEADS/ INT. SOFFITS REFER TO ROOM FINISH SCHEDULE FOR FINISH
- 2' X 2' CEILING GRID SYSTEM W/ VINYL COVERED GYP TILES, REFER TO ROOM FINISH SCHEDULE
- NO CEILING - EXPOSED TO EXIST. STRUCTURE ABOVE, REFER TO ROOM FINISH SCHEDULE
- EXTERIOR METAL SOFFIT - SEE PLANS FOR NOTES

KEYED CEILING PLAN NOTES

C1	NO CEILING, EXPOSED TO ROOF STRUCTURE ABOVE (PAINT AS REQUIRED, REFER TO ROOM FINISH SCHEDULE). VERIFY LIGHTING LAYOUT WITH ELECTRICAL/PHOTOMETRIC PLANS.
C2	EXISTING ROOF SOFFIT TO REMAIN.
C3	NEW MANSARD STYLE CANOPY W/ WHITE VENTED SOFFIT, CENTERED ABOVE LOADING DOCK DOORS. PROVIDE NECESSARY FRAMING/BACKING AS REQUIRED BY MANUFACTURER. PROVIDE RECESSED DOWN-LIGHTING IN BETWEEN DOCK DOORS TO ILLUMINATE LANE STRIPS FOR DRIVERS.
C4	EXISTING GUTTER W/ DOWN-SPOUTS TO REMAIN.
C5	EXISTING RAKE/EAVE TRIM TO REMAIN.
C6	EXTERIOR WALL LIGHTING PACK, REFER TO PHOTOMETRICS/ELECTRICAL FOR MORE INFO.
C7	VERTICAL LADDER WITH CASE UP TO NEW ROOF ACCESS HATCH, SEE ROOF PLANS FOR MORE INFO.

FIRE SUPPRESSION NOTE:
MODIFY EXISTING FIRE SUPPRESSION SYSTEM TO NEW CEILING LAYOUT. VERIFY W/ FIRE PROTECTION PLANS.



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A NEW BUILD-OUT FOR:
MARTIN BROWER
 411 N. NEACOMB ST. WHITEWATER, WI 53190

NOT FOR CONSTRUCTION

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-06-2025
 job: 25-002
 d. by: DAH

A-9.1

CITY SITE REVIEW - NOT FOR CONST.

Print

Site Plan Application - Submission #1239

Date Submitted: 2/7/2025

City of Whitewater

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

Neighborhood Services

Site Plan Application

Site Plan Application Checklist (Please read)**Applicant**

1. Fill out Planning Request Form and Plan of Operation Form. Digital copies of all submittal materials:
 - a. Application Forms
 - b. Landscaping plan indication location, type and size of materials (Please review Landscaping Guidelines)
 - c. Stormwater and Erosion Control Applications (Separate Forms)
 - d. Lighting Plan (Photometric) Plan
 - e. And any other materials you feel are pertinent

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 Commission
5. When application is complete and approved by Staff it will then be forwarded to Plan Commission

Process

1. Plan Commission considers applicant's request and staff review 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.

Urban Forestry Commission normally meets the fourth Monday of each month at 5:30 p.m.

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

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

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

Site Plan

2303-01-25 Eng.pdf

Landscaping Plan

2303-01-25 Eng - Landscape.pdf

Lighting Plan

Interior - Exterior Photometrics.pdf

Other Information

25-002 Martin Brower Whitewater.pdf

Planning Request

General Project Information

Project Tax Id #

/A199100002

Project Address*

411 N. Newcomb Street

Project Title (if any):

Martin Brower - Whitewater

Applicant, Agent & Property Owner Information

Applicant's Name*

Joel Ehrfurth

Applicant's Company*

Mach IV Engineering & Surveying, LLC

Item 3.

Address*

2260 Salscheider Court

City*

Green Bay

State*

WI

Zip Code*

54313

Phone Number*

920-569-5765

Email Address*

jehrfurth@mach-iv.com

Agent's Name

Gil Magnelli

Agent's Company

Reyes Holdings, L.L.C.

Address

6250 N River Rd, Suite 9000

City

Rosemont

State

IL

Zip Code

60018

Phone Number

847-430-9880

Fax Number

Email Address

gmagnelli@reyesholdings.com

Item 3.

Owner's First Name (if Different from applicant)

Owner's Last Name

Ed

Natan

Address

1057 Glenhaven Drive

City

State

Zip Code

Pacific Palisades

CA

90272

Phone Number

Fax Number

Email Address

ed@omegaindustrialreality.com

Planning Request (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 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 \$300.00 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.

Plan of Operations

Property Information

Tenant Information

Property Tax Key #

/A199100002

Previous Business Name*

The Martin-Brower Company, L.L.C.

Property Address

411 N. Newcomb St

Years in Operation*

26+

Property Owner Name*

Omega Industrial Realty

New Business Name*

The Martin-Brower Company, L.L.C

Owner's Mailing Address*

1057 Glenhaven Drive

Name of Operator*

The Martin-Brower Company, L.L.C.

City, State and Zip Code*

Pacific Palisades, CA 90272

Operator's Mailing Address*

6250 N River Rd, Suite 9000

Owner's Phone Number*

818-307-3022

Operator's City, State and Zip Code*

Rosemont, IL 60018

Owner's Email*

ed@omegaindustrialrealty.com

Operator's Phone and Email*

gmagnelli@reyesholdings.com

New Business Use/Operation Information

Description of Business Use or Operations*

Dry Goods Warehouse/Storage (S-1 Occupancy) with office space (B, occupancy)

Previous Use of Space*

warehouse & office

Hours of Operation (Weekdays)*

4am - 2pm

Hours of Operations (Weekends)*

4am - 2pm

Item 3.

Total Area Space (SQF)*

30000

Toilet Fixtures*

8

of Full Time Employees*

12

of Part Time Employees*

0

Customer Seating*

- Yes
- No

Seating Capacity*

0

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

480

Sprinkler System*

- Yes
- No

Hazardous/Flammable Chemicals Used/Stored*

- Yes (Must attach MSDS Sheets)
- No

Specified Use of Property and Building(s)

Building A*

ambient temperature dry storage warehouse for quick service restaurants

Building B

Building C

Will there be any problems resulted form this operation such as: (Check all that apply)*

- Odors
- Smoke
- Noise
- Light
- Vibrations
- None

Parking

Dimension of parking lot*

279' x 40'

Number of Spaces available*

29

Item 3.

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)*

Free standing
 Monument
 Projecting
 Awning/Canopy
 Electronic Message
 Pylon
 Arm/Post
 Window
 Mobile/Portable or Banner
 None
 Other

If other describe

Existing to remain but not will be used

Location of Signs*

Existing monument sign along Newcomb Street to remain but will not be used

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*

Existing building wall lighting to remain

Location*

Existing building wall lighting to remain

Utilities

**Will you be connected to City
(Check all that apply)***

- 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 for the well 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 Required)*

- Yes
- No

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

- 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
- Multi-Family Dwellings
- Art, Music, and School supply stores and galleries
- Antique, collectible and hobby craft stores
- Automotive and related parts stores, without servicing
- Hotel 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
- Department Stores
- 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
- Stationary 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
- Coffee Shops
- Cultural arts centers and museums
- Post Offices
- Ice cream shops and cafes
- Toy stores
- Agricultural services
- Lumberyards, building supply stores and green houses
- Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- Research facilities, development and testing laboratories, including testing facilities and equipment

- Retail sales and services linked to manufacturing or warehousing
- Production, or processing, cleaning, servicing, testing or remailer or 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 ultrasound products, manufacturing and assembly
 - d. Medial 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 store
- Variety stores
- Charitable or nonprofit institution and facilities
- Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing and general contracting) provided that there are no significant environmental emissions (odor or waste)
- Catalog and e-commerce sales outlets
- Day spas
- Gift Shops
- Public Parking lots
- Tourist information and hospitality centers
- Dance studio
- College and Universities
- Private recreation facilities
- Freight terminals, trucking servicing and parking, warehousing and inside storage
- More than one pricipal structure on a lot when the additional building is a material and direct part of the primary business
- Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- Telecommunication centers (not including wireless telecommunications facilities)

Permitted Conditional Uses (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 semi public 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 Occupations/Professional Home offices requiring customer access
- Bead Breakfast establishments
- Conversion of existing single-family dwellings to two-family attached dwellings
- Profession 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
- All uses with drive-in and drive-thru facilities
- Automobile repair and service
- Taverns and other places selling alcoholic beverages by the drink
- daycare adult, child and doggie
- Large Retail and Commercial Service Developments
- Motor Freight Transportation
- Light Manufacturing and retail uses
- Automobile and small engine vehicles sales and rental facilities
- Car washes
- Gasoline service station, including incidental repair and service
- Funeral homes and crematory services
- Liquor or tobacco stores
- Wholesale trade of durable and non durable 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 Statutes or Municipal Ordinances regarding my business and its lawful operations.

Applicant's Signature*

Date*

Inspector's Signature

Date

Joel Ehrfurth

2-7-2025

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*

Martin Brower- Whitewater

PROJECT LOCATION*

411 N. Newcomb Street

APPLICANT INFORMATION

NAME*

Joel Ehrfurth

MAILING (BILLING) ADDRESS*

2260 Salscheider Court

PHONE*

920-569-5765

EMAIL ADDRESS*

jehrfurth@mach-iv.com

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

[Empty input field for phone number]

[Empty input field for email address]

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

RATES

City Administration Hourly Rate Shall Not Exceed

Director of Economic Development: Taylor Zeinert \$56.55

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blich \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$36.63

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Harrison, Williams & McDonell, LLP

Attorney Jonathan McDonell \$255.00

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

City Use only Below

Item 3.

Building Inspector Date Received

Review By

Zoning Administrator Date Received

Review By

Occupancy Classification

Occupancy Classification 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

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC JANUARY 27, 2025.
- SURVEY VERTICAL DATUM IS NAVD88.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C001.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C400.
- FOR NOTES SHOWN THUS, "C", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

EROSION CONTROL NOTES:

PLANNED EROSION CONTROL PRACTICES:

- SILT FENCE** (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
- INLET PROTECTION** (TECH STANDARD 1060)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
- DUST CONTROL** (TECH STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
- STOCKPILED TOPSOIL/TEMPORARY FILL PILES**
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
- EROSION CONTROL MATS** (TECH. STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
- DEWATERING** (TECH STANDARD 1061)
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

- ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
- REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
- ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDING AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
- SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
- COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
- MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
- AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

- TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
- ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL. SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
- EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
- SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

ABBREVIATIONS

Ø	DIAMETER	MIN	MINIMUM
AC	ACRE	mm	MILLIMETER
AEW	APRON END WALL	N	NORTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NE	NORTHEAST
BM	BENCHMARK	OC	ON CENTER
C	CABLE	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OHP	OVER HEAD POWER
CI	CURB INLET	OL	OUTLOT
CM	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CSM	CERTIFIED SURVEY MAP	R	RADIUS
C.T.H	COUNTY TRUNK HIGHWAY	RAD	RADIUS
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DOT	DEPARTMENT OF TRANSPORTATION	REQ	REQUIRED
E	EAST	S	SOUTH
E	ELECTRIC (BURIED)	SA	SANITARY
EL	ELEVATION	SAN	SANITARY
FDM	FACILITIES DEVELOPMENT MANUAL	SCHD	SCHEDULE
FFE	FIRST FLOOR ELEVATION	S.D.	SUMP DEPTH
FL	FLOW LINE	SQ	SQUARE
FO	FIBER OPTIC	ST	STORM
FT	FEET	S.T.H.	STATE TRUNK HIGHWAY
G	GAS	STM	STORM
G.F.E.	GROUND FLOOR ELEVATION	T	TELEPHONE
GR	GRADE	T/C	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	U.S.H.	UNITED STATES HIGHWAY
INL	INLET	V	VARIES
INV	INVERT	W	WEST
M	METER	WAT	WATER
MAX	MAXIMUM	WI	WISCONSIN
MH	MANHOLE	WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

OWNER

OP WHITEWATER LLC
1057 S. GLENHAVEN DRIVE
PACIFIC PALISADES, CA 90272

LEGAL DESCRIPTION

LOT 2 CERTIFIED SURVEY NO. 1991 AS RECORDED IN VOL 9 OF C.S. ON PAGE 259 WCR.
LOCATED IN NW 1/4 NW 1/4 SEC 3 T4N R15E. CITY OF WHITEWATER, WALWORTH COUNTY

CIVIL LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED		EXISTING		PROPOSED	
CABLE PEDESTAL				EVERGREEN SHRUB				STANDARD DUTY ASPHALT			
ELECTRIC METER				EVERGREEN TREE				HEAVY DUTY ASPHALT			
ELECTRIC PEDESTAL				TREE				BUILDING			
GUY WIRE				TREE SHRUB				ASPHALT			
LIGHT POLE				BUILDING OVERHANG				CONCRETE			
POWER POLE				UNDERGROUND CABLE				GRAVEL			
GAS METER				OVERHEAD WIRE				LANDSCAPE WOOD MULCH			
GAS VALVE				UNDERGROUND ELECTRIC				LANDSCAPE STONE MULCH			
BOLLARD				GAS							
HANDICAP PARKING				LANDSCAPE							
SANITARY CLEANOUT				FENCE							
SANITARY MANHOLE				GUARDRAIL							
CATCH BASIN				CENTERLINE							
CULVERT				CURB							
DOWNSPOUT				PARKING STRIPE							
INLET				SANITARY SEWER							
INLET 2' X 2'				CULVERT							
STORM CLEANOUT				STORM SEWER							
STORM MANHOLE				FIBER OPTIC							
FIBER OPTIC PEDESTAL				WOOD LINE							
SIGN				RETAINING WALL							
FIRE HYDRANT				WATERMAIN							
WATER SHUT OFF				CONTOUR MAJOR							
WATER VALVE				CONTOUR MINOR							

SITE STATISTICS

PARCEL ADDRESS: 411 N. NEWCOMB STREET
PARCEL NUMBER: /A199100002
PARCEL SIZE: 198,078 SF (4.547 AC)
ZONING: M-1: GENERAL MANUFACTURING

EXISTING SITE
GREEN SPACE: 80,214 SF (40.5%)
IMPERVIOUS AREA
BUILDING: 30,149 SF (15.2%)
PAVEMENT: 87,715 SF (44.3%)
TOTAL IMPERVIOUS: 117,864 SF (59.5%)

PROPOSED SITE
TOTAL DISTURBED AREA: 12,077 SF (0.277 AC)

GREEN SPACE PROVIDED: 78,723 SF (39.7%)
IMPERVIOUS AREA
BUILDING: 30,149 SF (15.2%)
PAVEMENT: 89,206 SF (45.0%)
TOTAL IMPERVIOUS: 119,355 SF (60.3%)

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH WDOT No. 40 GRASS MIX.

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 2303-01-25



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A NEW BUILD-OUT FOR:
MARTIN BROWER – WHITEWATER
WHITEWATER, WISCONSIN

SHEET TITLE
ABBREVIATIONS,
GENERAL NOTES,
AND SYMBOLS

REVISION HISTORY

NO.	DESCRIPTION	DATE

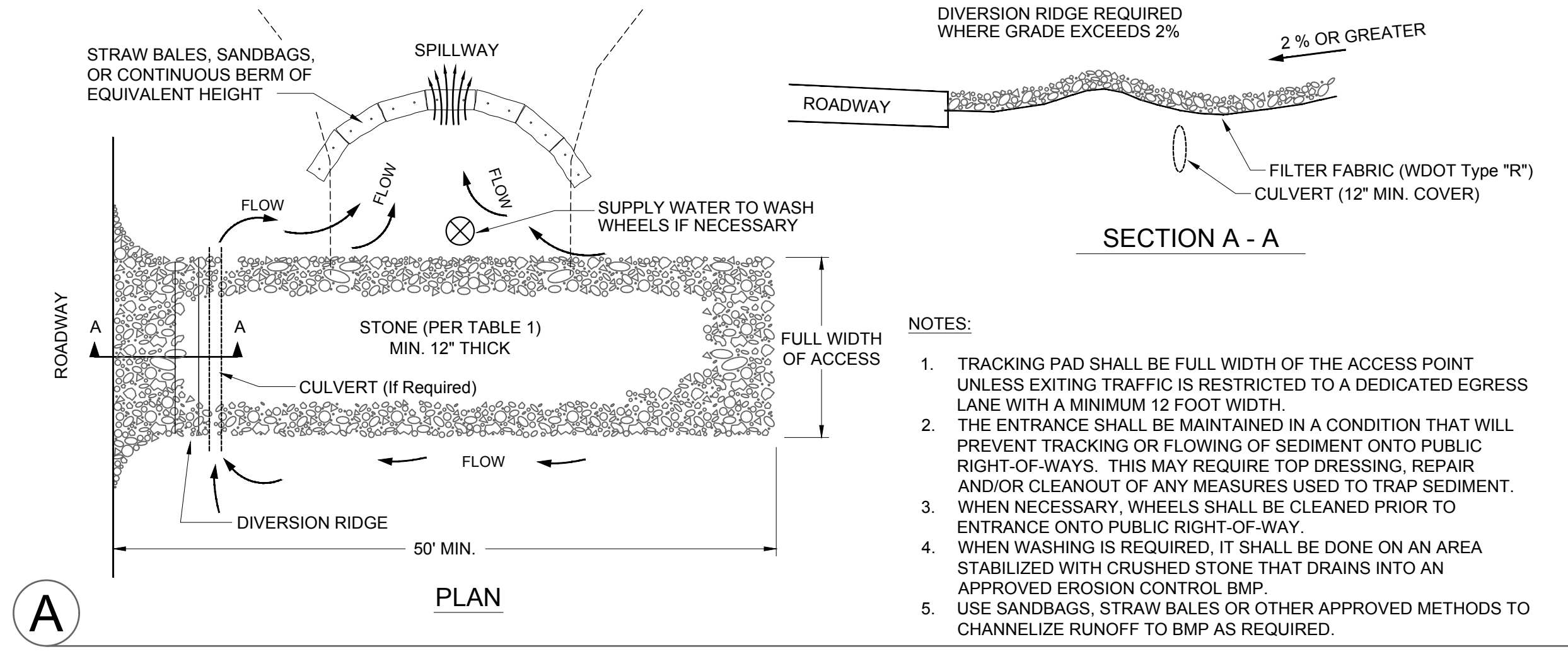
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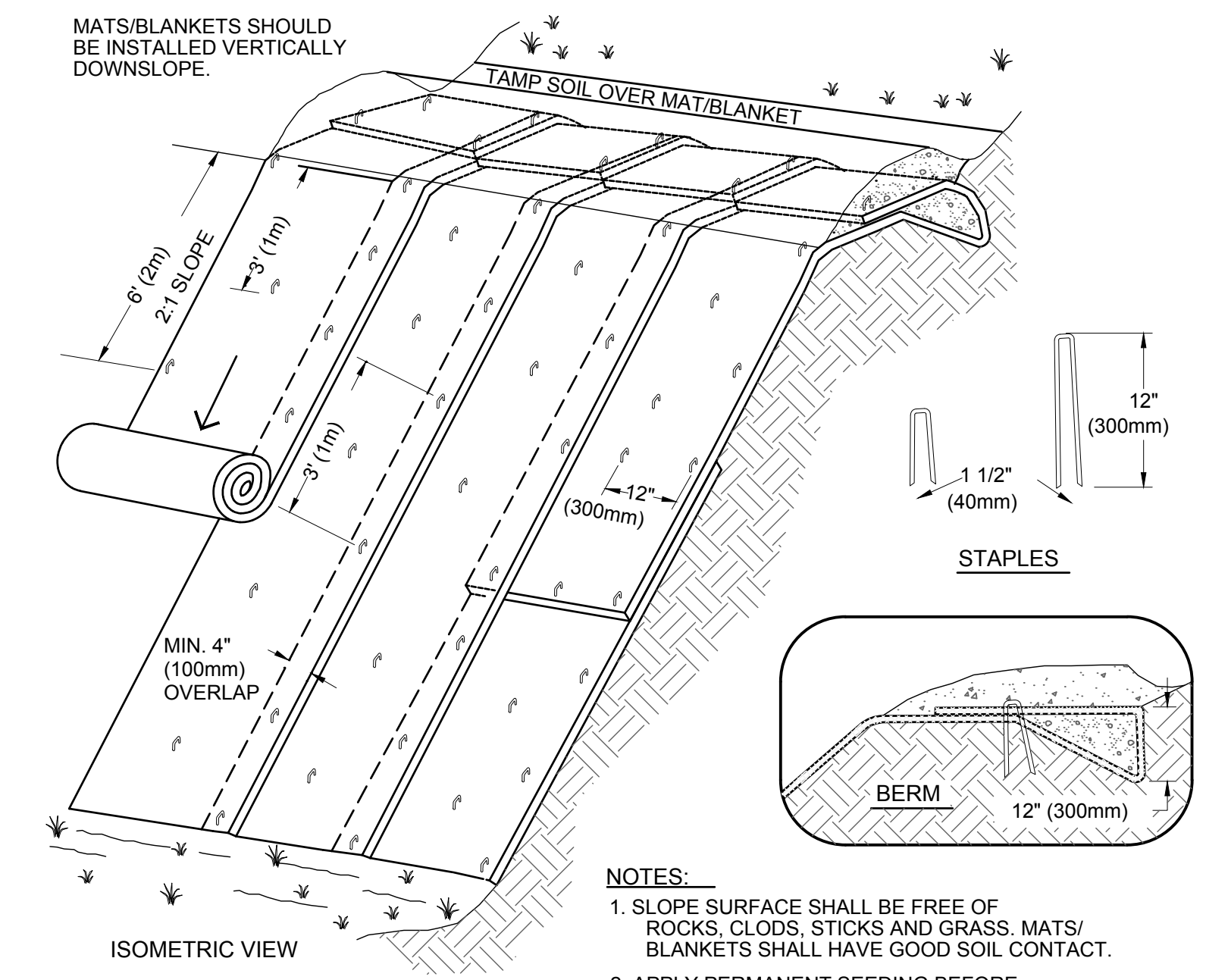
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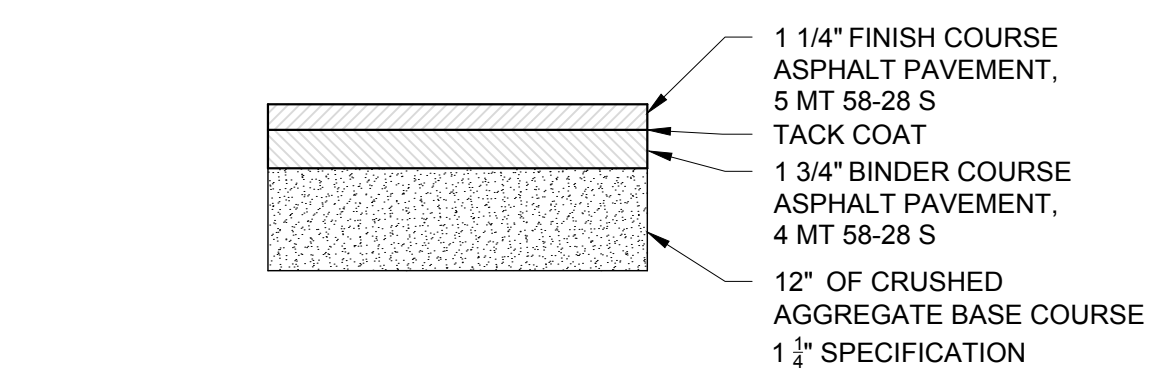
TABLE 1: GRADATION FOR STONE TRACKING PADS	
SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



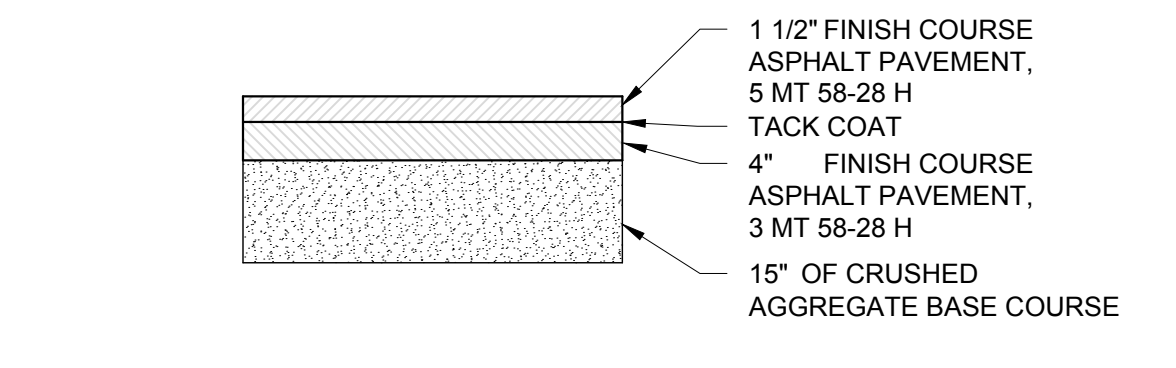
A STONE TRACKING PAD



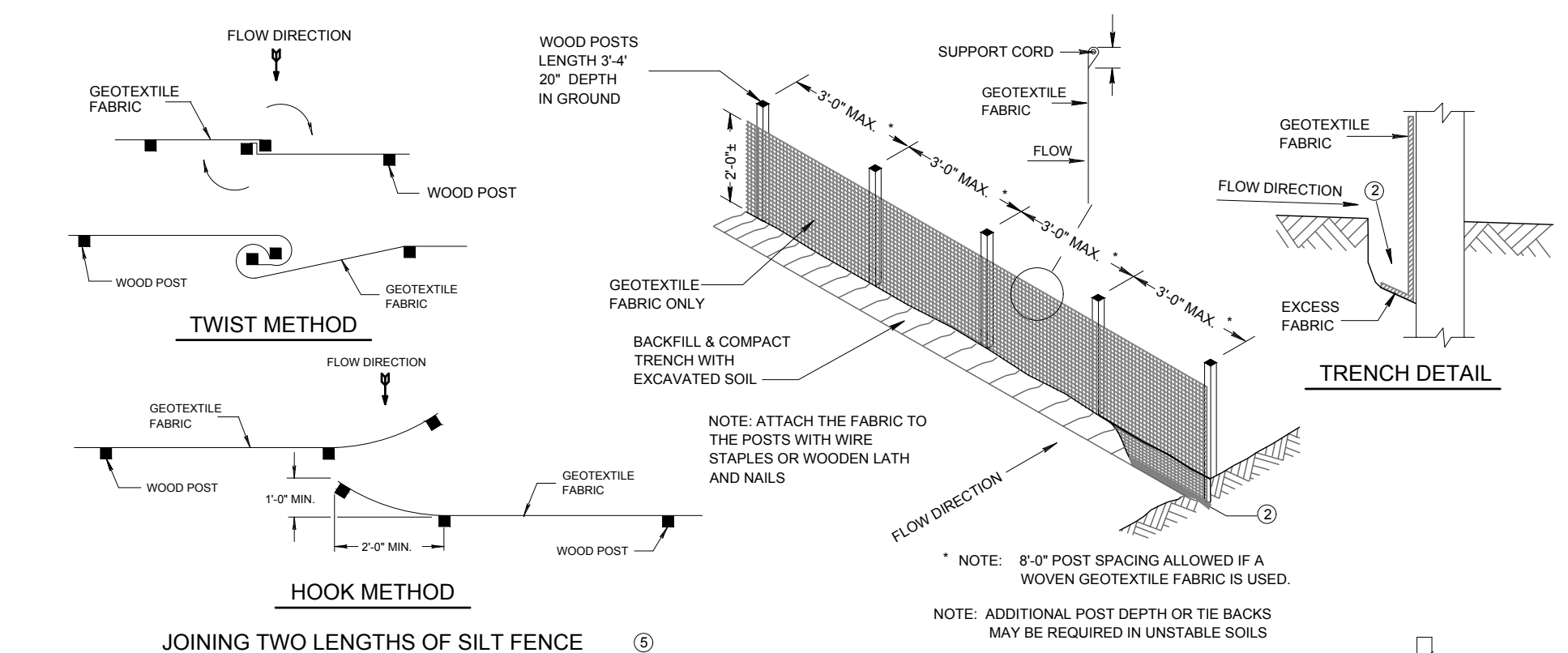
B EROSION CONTROL MAT FOR SLOPE INSTALLATION



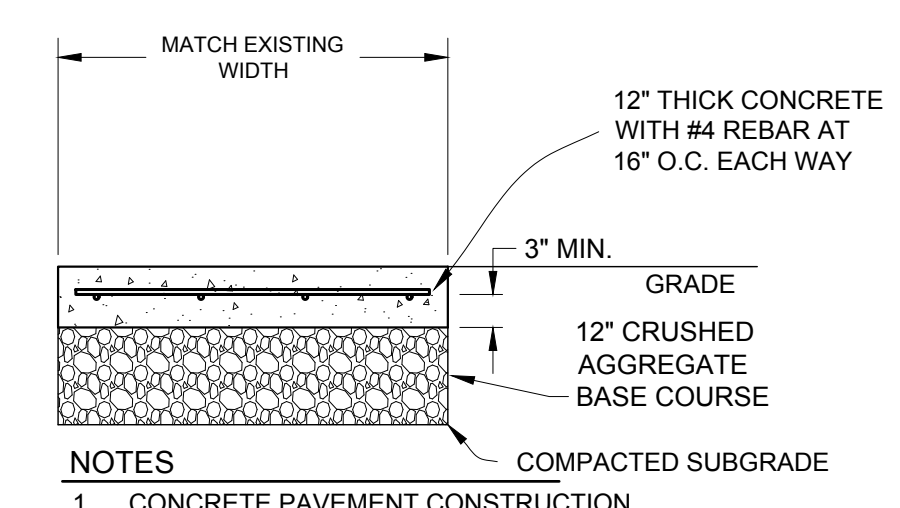
D STANDARD DUTY ASPHALT PAVEMENT



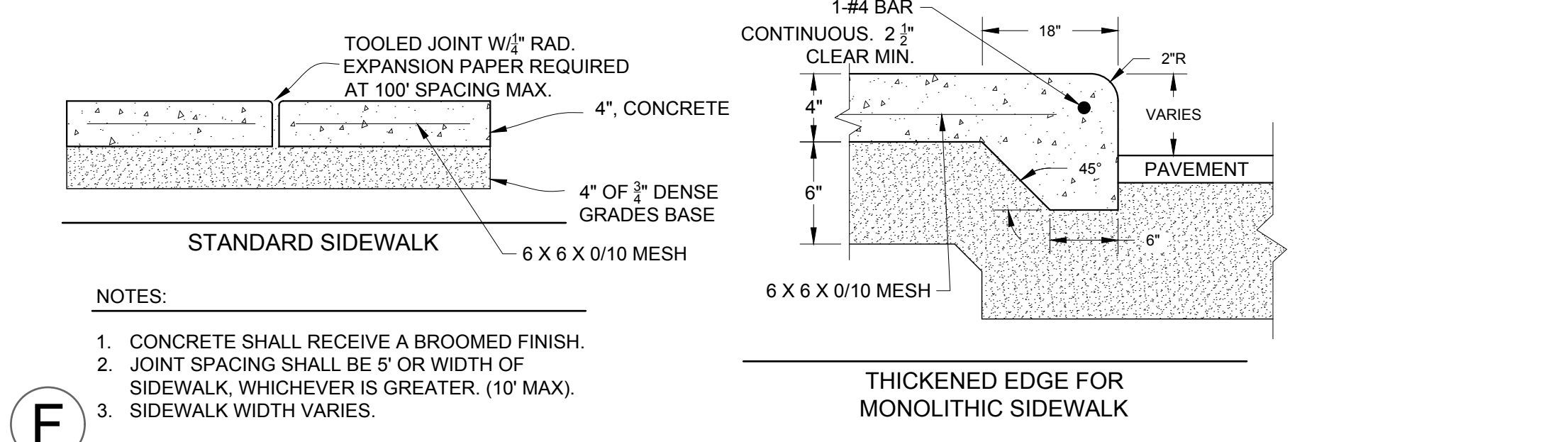
E HEAVY DUTY ASPHALT PAVEMENT



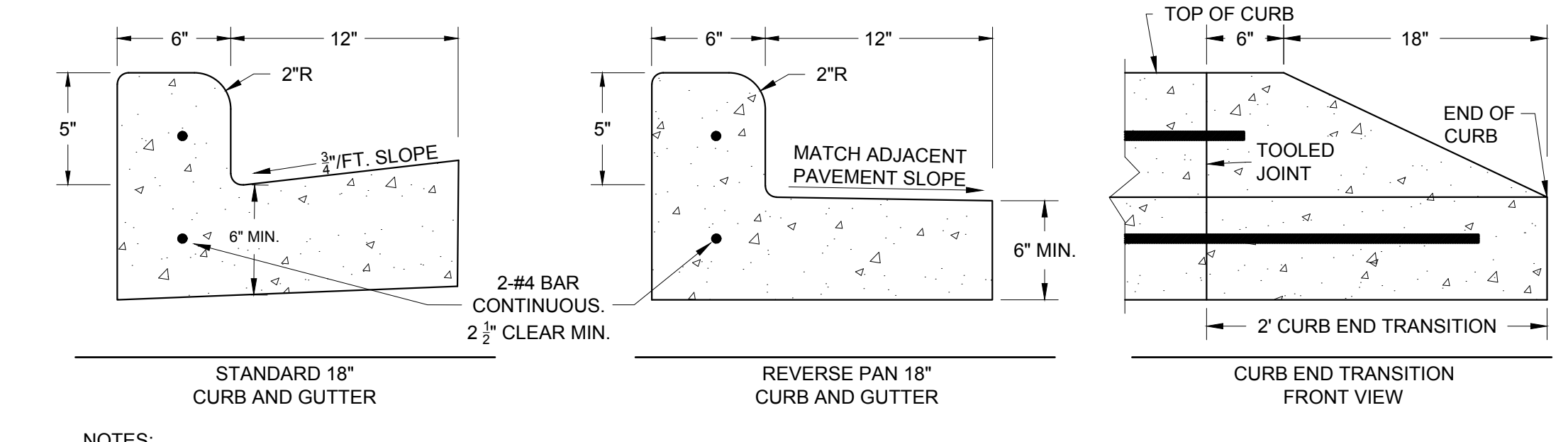
C SILT FENCE



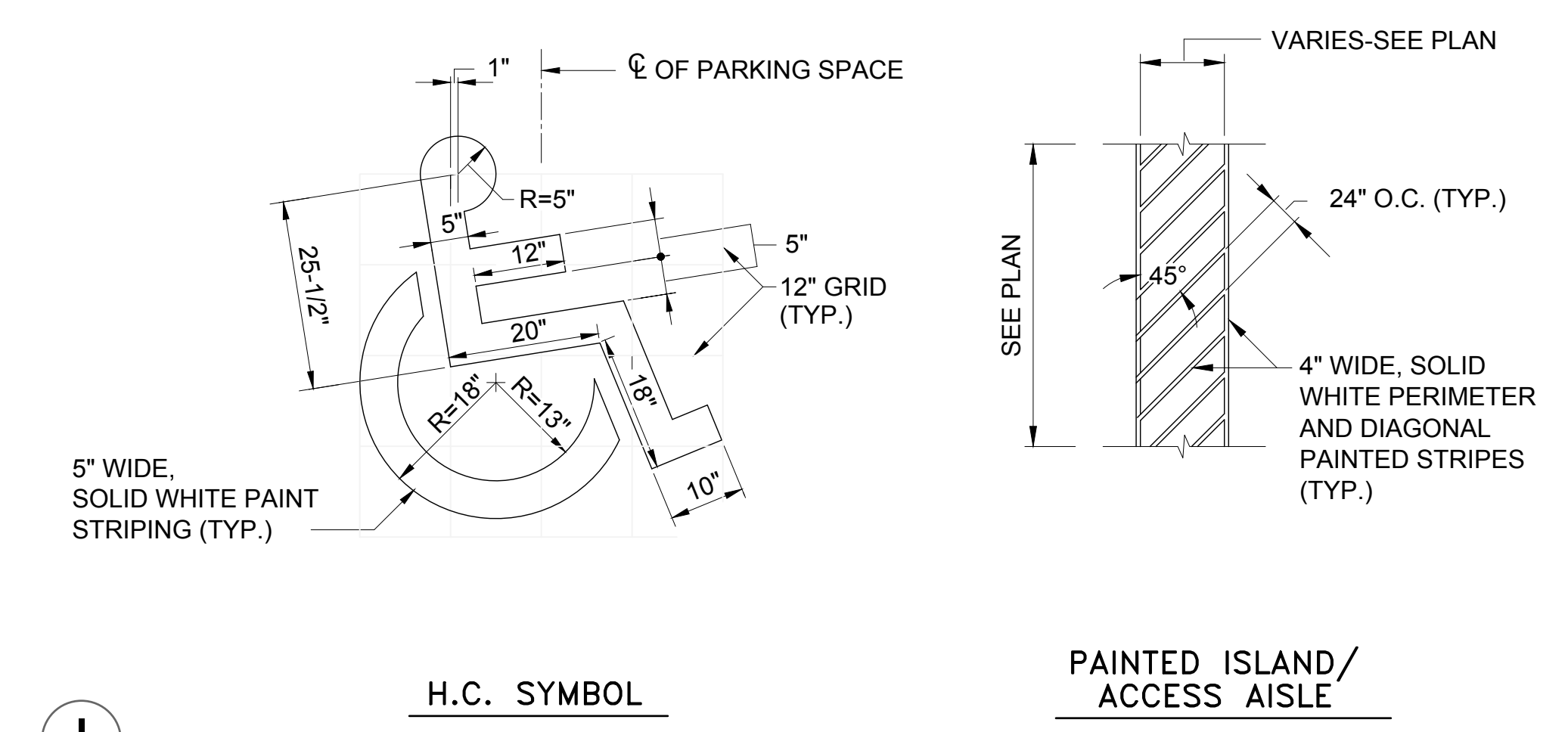
G DOLLY PAD



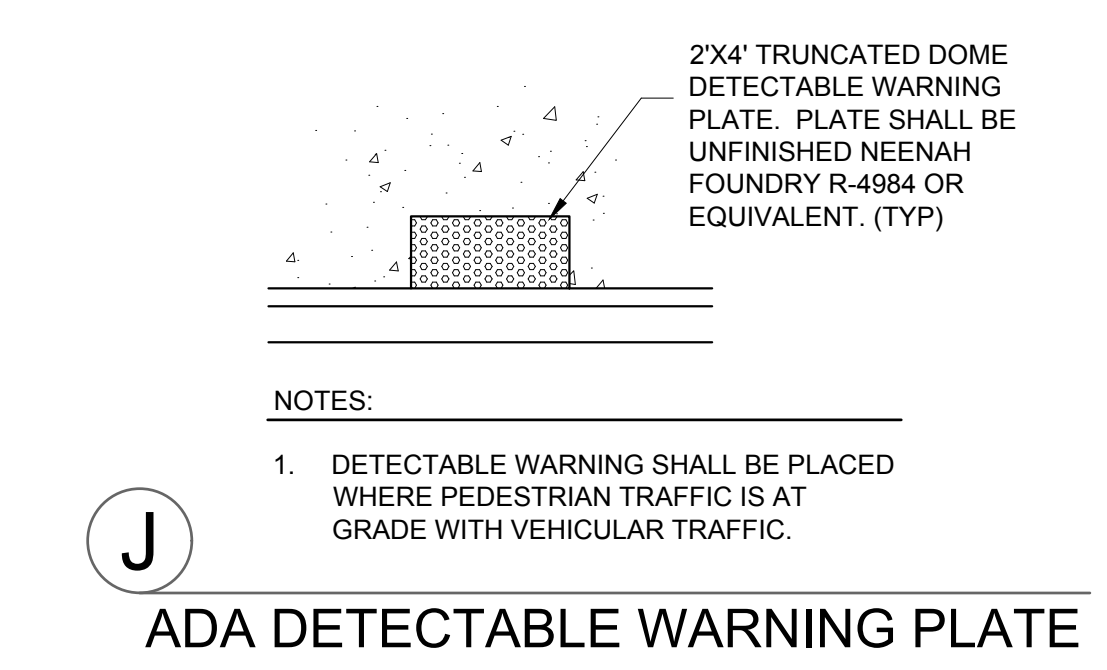
F CONCRETE SIDEWALK



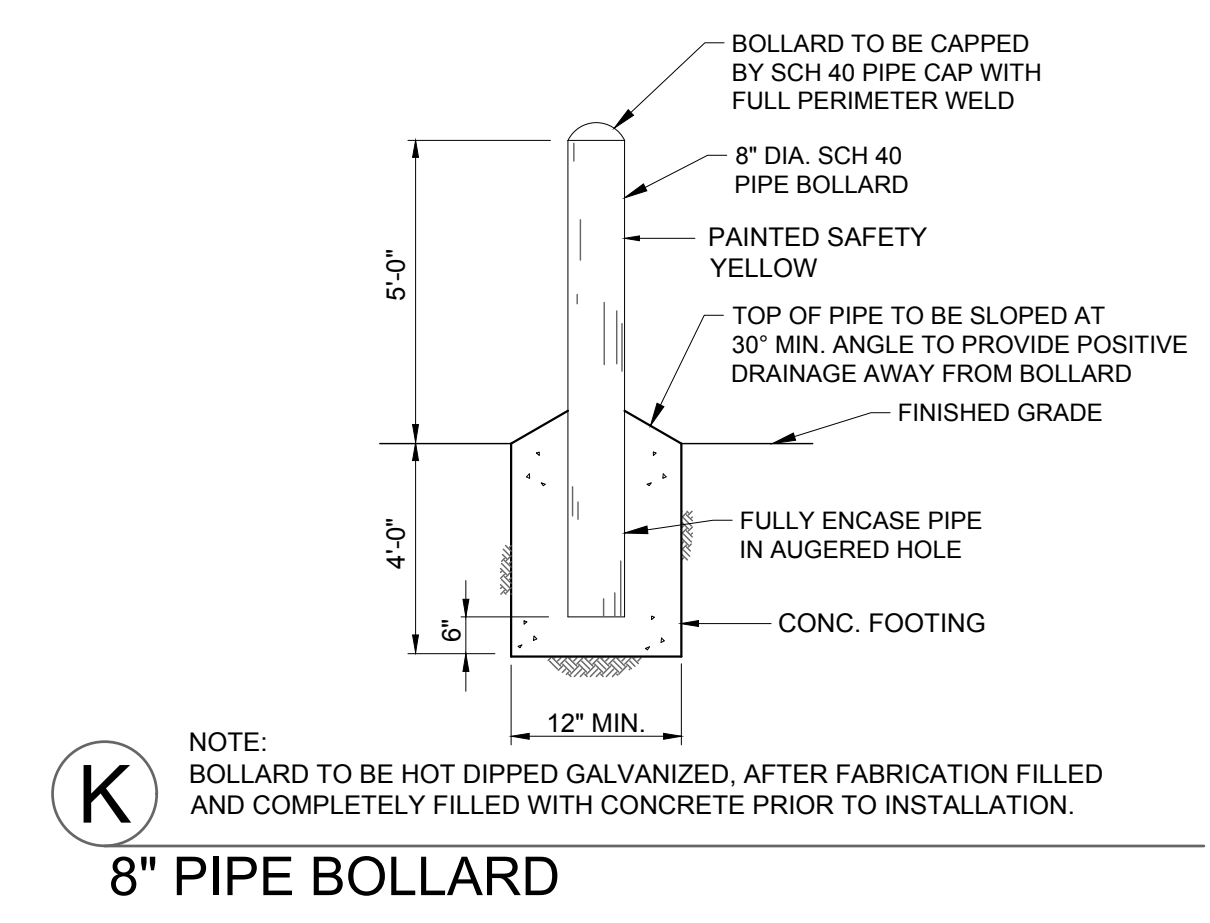
H 18" CONCRETE CURB AND GUTTER



I HANDICAP PAVEMENT MARKING DETAILS



J ADA DETECTABLE WARNING PLATE



K 8" PIPE BOLLARD

Gries Architectural Group Inc.

NEENAH OFFICE: 500 North Commercial Street, Neenah, WI 54956
 Phone: 920-722-2445
 www.gries.design

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A NEW BUILD-OUT FOR:

MARTIN BROWER - WHITEWATER

WHITEWATER, WISCONSIN

SHEET TITLE
SITE DETAILS

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-10-2025
 job: XX-XXX
 d. by:

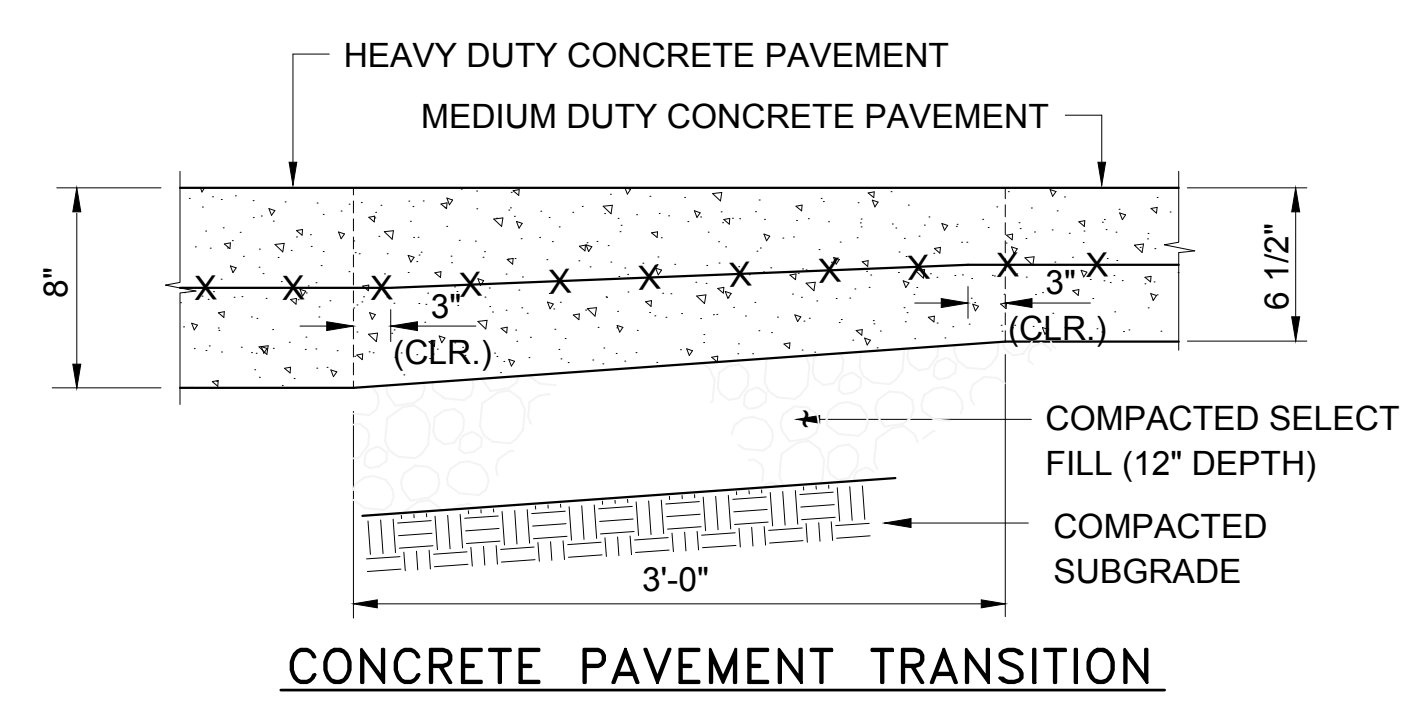
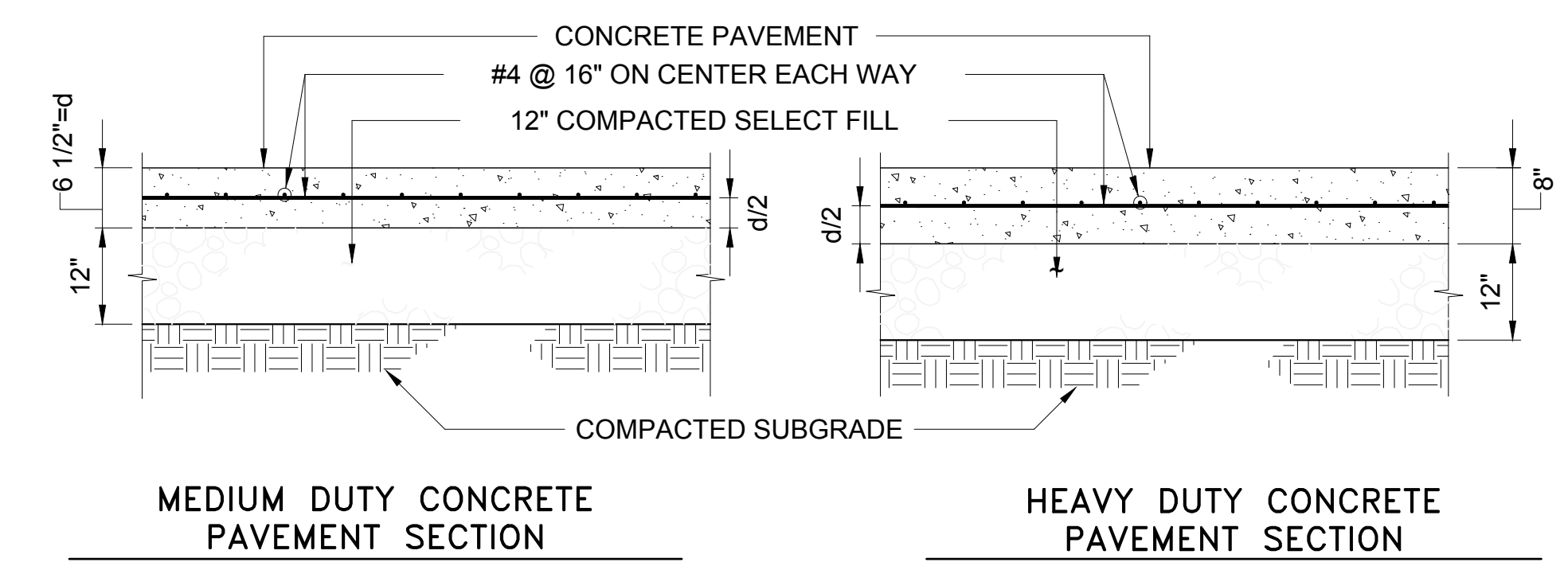
C002

MACH IV

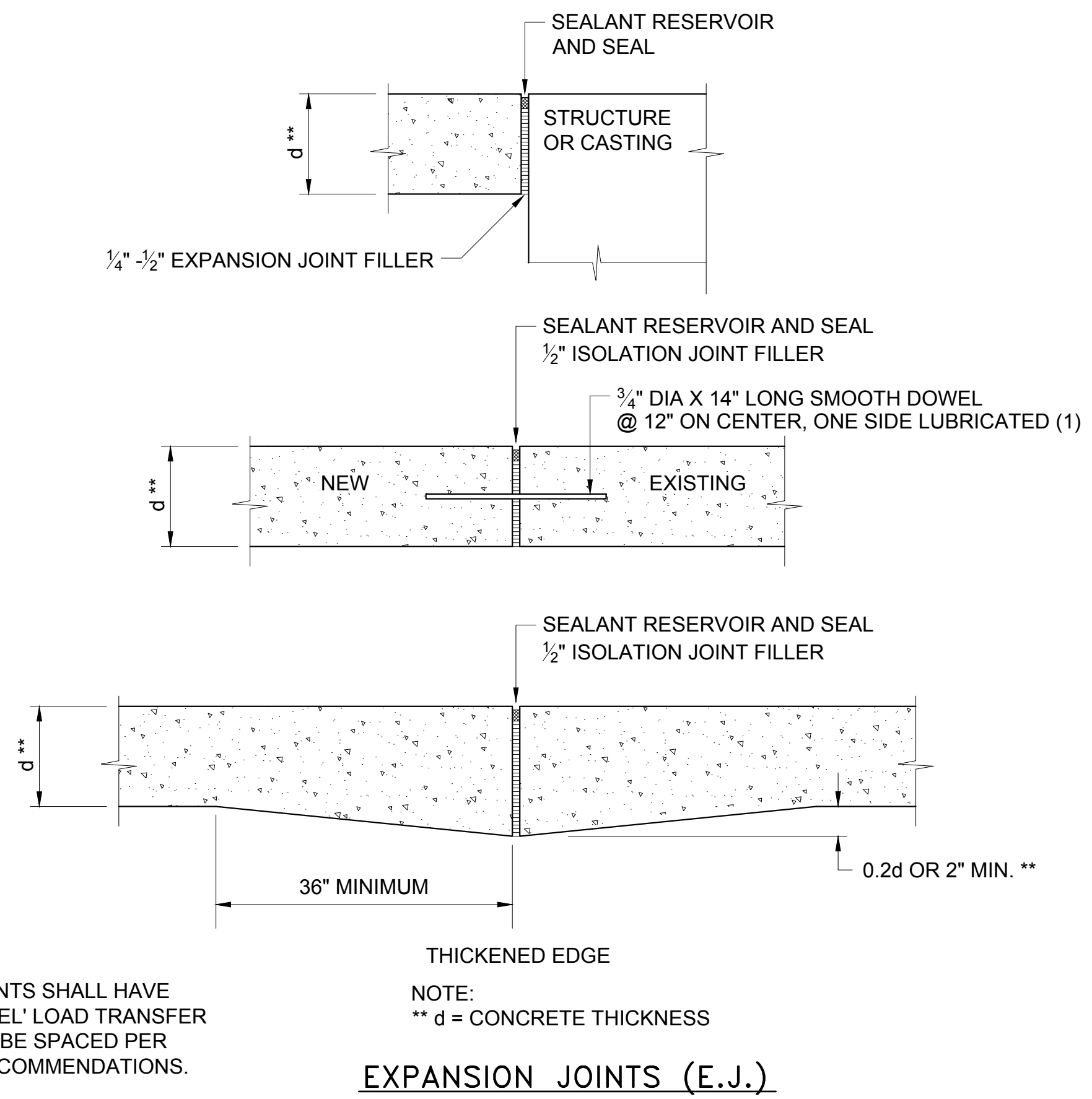
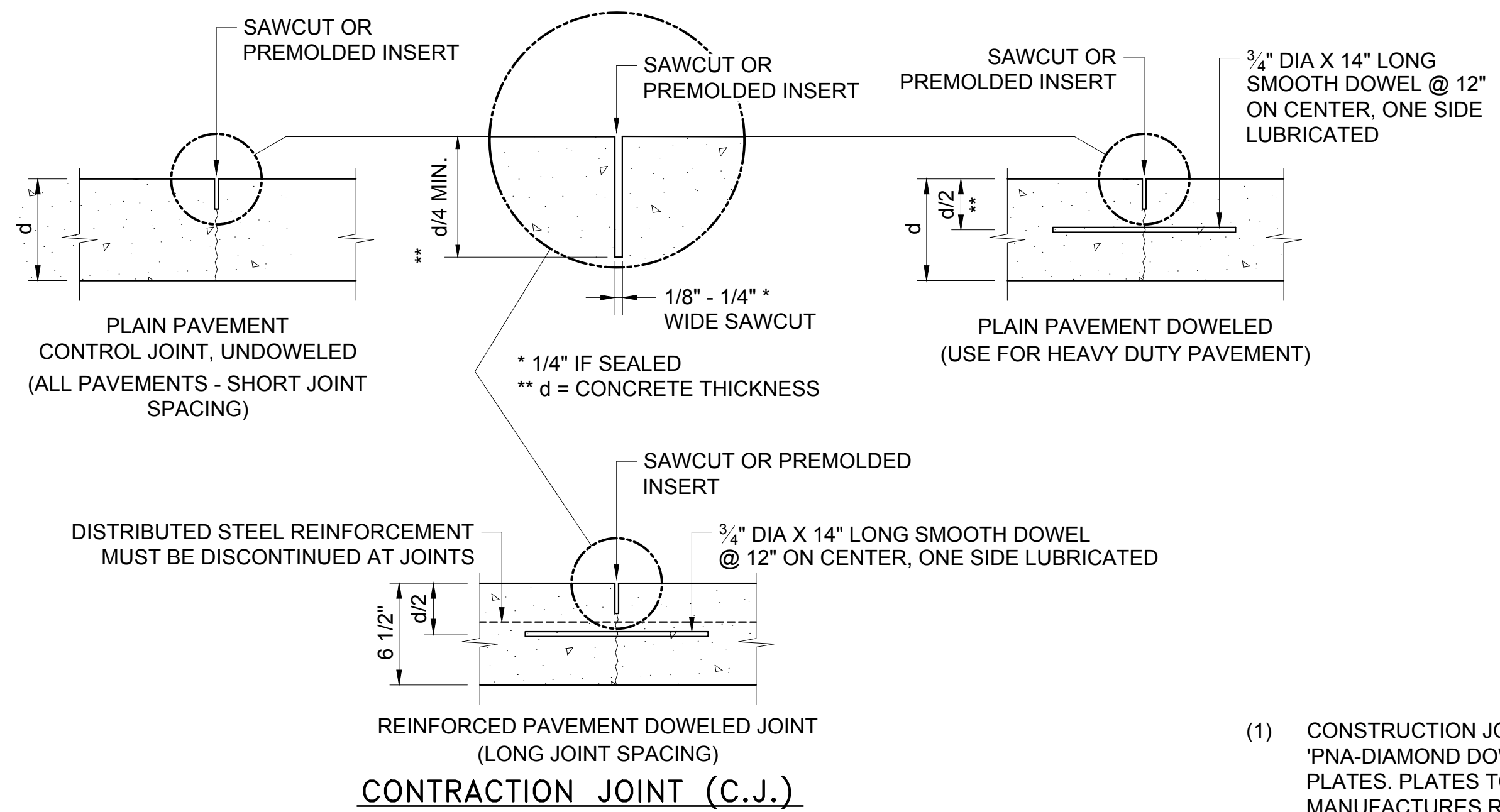
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 Project Number: 2303-01-25

CITY SITE REVIEW - NOT FOR CONSTRUCTION



NOTE:
1. FOR INFORMATION NOT OTHERWISE SHOWN OR NOTED REFER TO CONCRETE PAVEMENT SECTION.

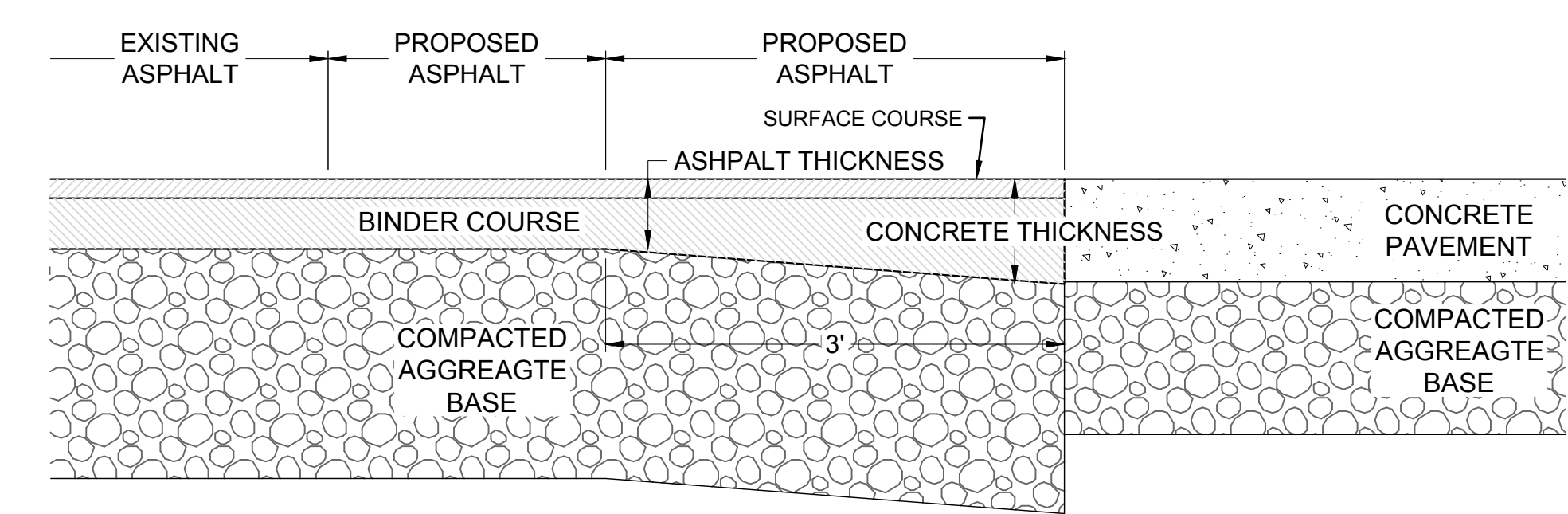


(1) CONSTRUCTION JOINTS SHALL HAVE 'PNA-DIAMOND DOWEL' LOAD TRANSFER PLATES. PLATES TO BE SPACED PER MANUFACTURERS RECOMMENDATIONS.

NOTE:
** d = CONCRETE THICKNESS

A CONCRETE PAVEMENT AND JOINT DETAILS

NOT TO SCALE



NOTE:
1. SAW CUT AND REMOVE EXISTING ASPHALT PAVEMENT. COMPACT EXISTING BASE COURSE AND PROVIDE NEW ASPHALT.

B ASPHALT / CONCRETE TRANSITION DETAIL

NOT TO SCALE

Gries Architectural Group Inc
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A NEW BUILD-OUT FOR:
MARTIN BROWER – WHITEWATER
 WHITEWATER, WISCONSIN

SHEET TITLE
CONCRETE PAVEMENT DETAILS

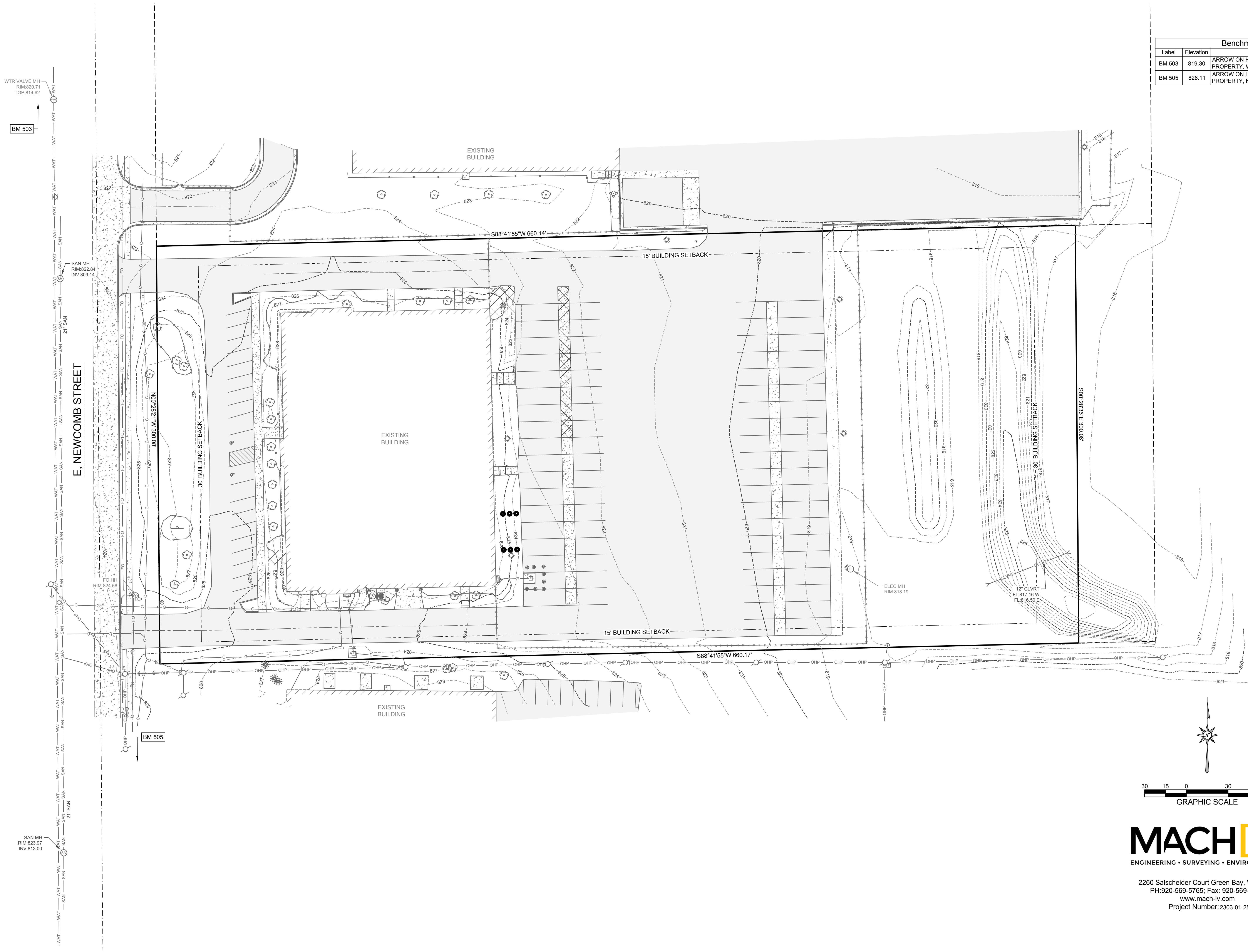
REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-10-2025
 job: XX-XXX
 d. by:

C003

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 2260 Salscheider Court Green Bay, WI 54313
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 Project Number: 2303-01-25



Benchmarks		
Label	Elevation	Description
BM 503	819.30	ARROW ON HYDRANT, 242' ± NORTH OF PROPERTY, WEST SIDE OF ROAD
BM 505	826.11	ARROW ON HYDRANT, 273' ± SOUTH OF PROPERTY, NORTHEAST CORNER

Gries
Architectural Group Inc

HUDSON OFFICE:
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Whitefish Bay, WI 53191
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A NEW BUILD-OUT FOR:
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WHITEWATER, WISCONSIN

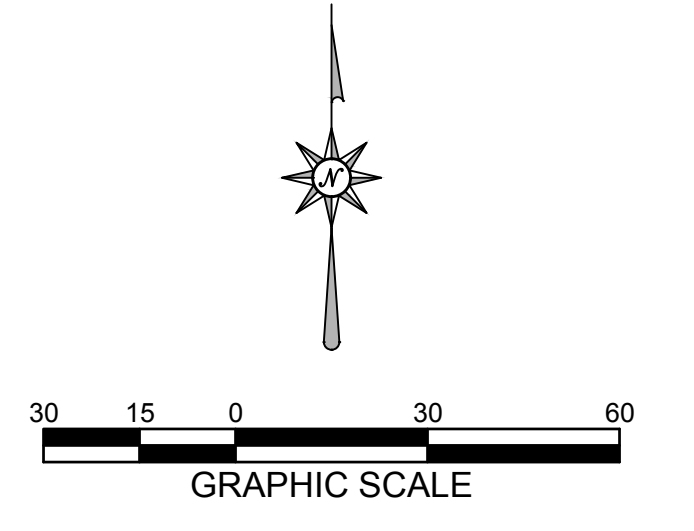
SHEET TITLE
EXISTING CONDITIONS

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-10-2025
job: XX-XXX
d. by:

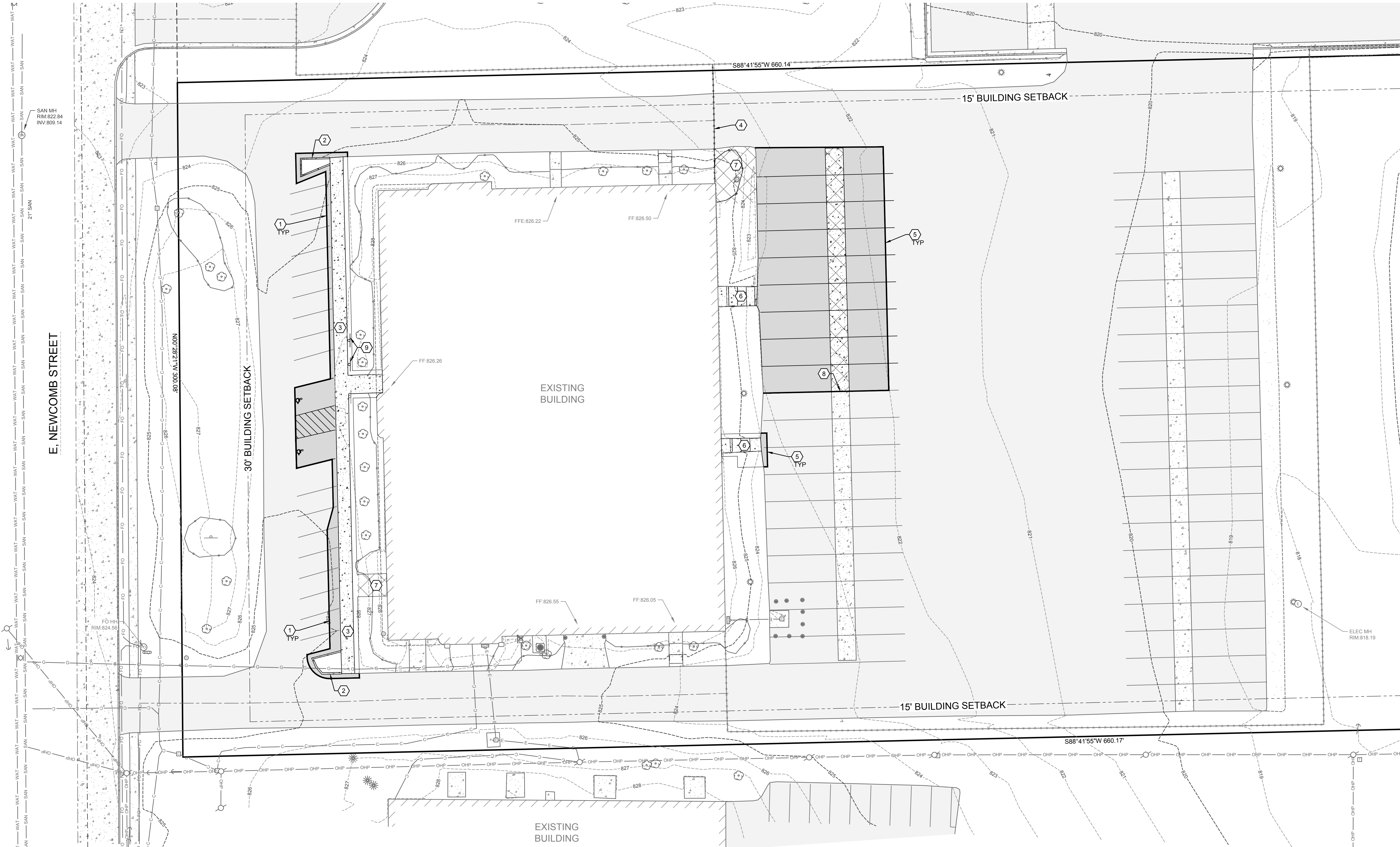
C100



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Project Number: 2303-01-25

CITY SITE REVIEW - NOT FOR CONSTRUCTION



SHEET KEY NOTES:

- ① SAW CUT ASPHALT TO FACILITATE SIDEWALK REPLACEMENT AND TO PROVIDE A CLEAN EDGE
- ② REMOVE CURBING FOR REPLACEMENT
- ③ REMOVE SIDEWALK
- ④ SALVAGE / REMOVE FENCE AND GATE FOR RELOCATION; REFER TO SHEET C200 FOR NEW LOCATION
- ⑤ SAW CUT AND REMOVE ASPHALT WITHIN LIMITS SHOWN
- ⑥ REMOVE STAIRWAY
- ⑦ REMOVE LANDSCAPE MATERIAL AND VEGETATION WITHIN LIMITS SHOWN
- ⑧ SAW CUT DOLLY PAD AND REMOVE WITHIN LIMITS SHOWN
- ⑨ REMOVE ADA SIGN

CITY SITE REVIEW - NOT FOR CONSTRUCTION

A NEW BUILD-OUT FOR:
MARTIN BROWER – WHITEWATER
 WHITEWATER, WISCONSIN

SHEET TITLE
SITE DEMOLITION PLAN

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-10-2025
 job: XX-XXX
 d. by:

C101

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 Architectural Group Inc
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 www.gries.design

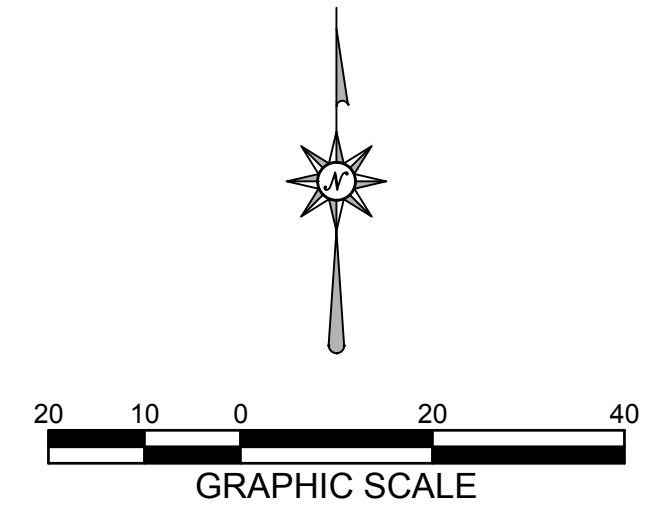
HUDSON OFFICE:
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 www.gries.design

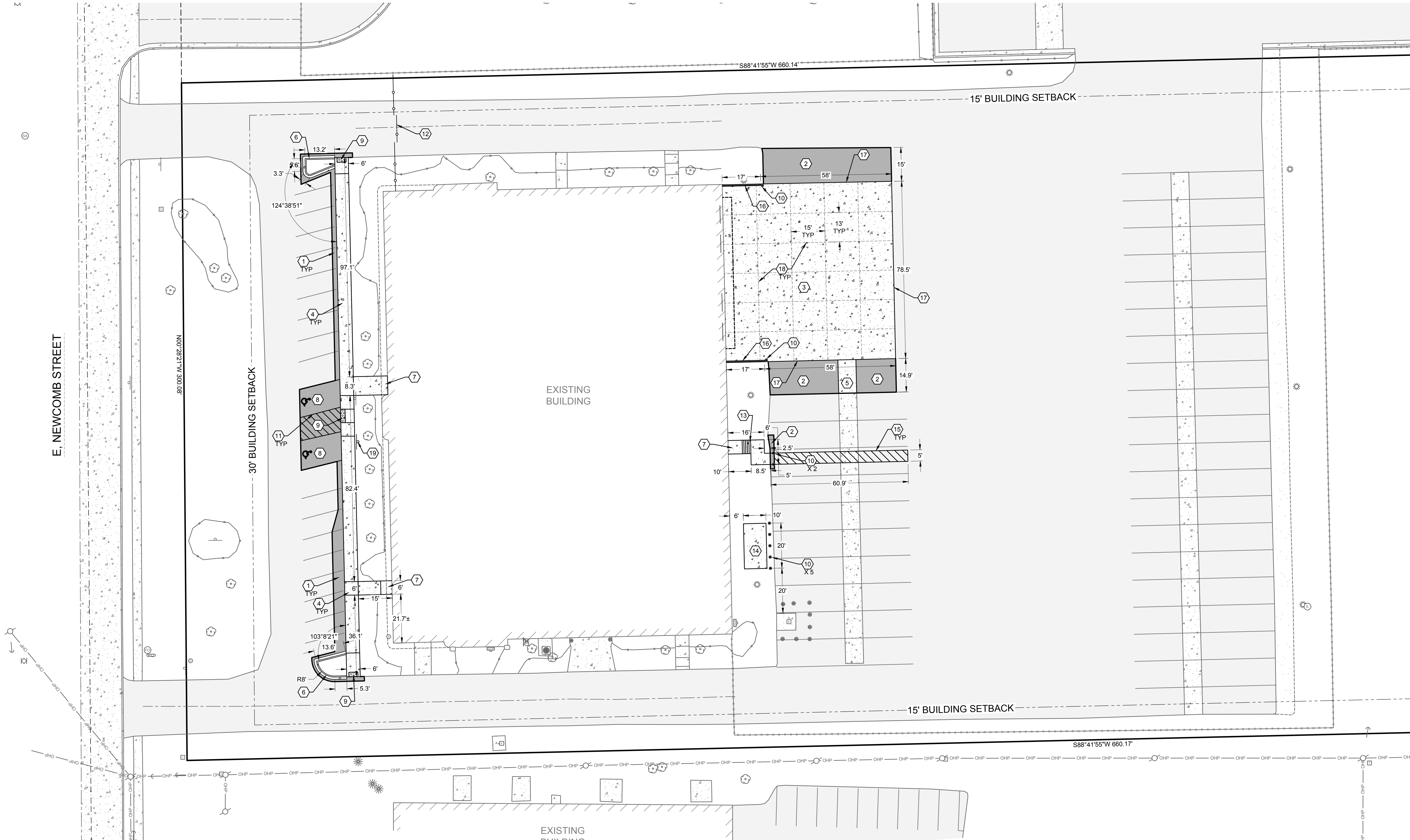
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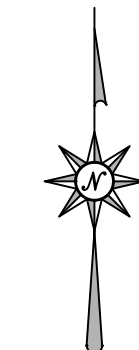
E. NEWCOMB STREET

SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL D SHEET C002
- ② HEAVY DUTY ASPHALT; SEE DETAIL E SHEET C002
- ③ HEAVY DUTY CONCRETE PAVEMENT; SEE DETAILS A AND B SHEET C003
- ④ CONCRETE SIDEWALK; SEE DETAIL F SHEET C002
- ⑤ DOLLY PAD; SEE DETAIL G SHEET C002
- ⑥ CONCRETE CURB & GUTTER; SEE DETAIL H SHEET C002
- ⑦ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ⑧ ADA HANDICAP STALL, SYMBOL; SEE DETAIL I SHEET C002
- ⑨ ADA HANDICAP WARNING PLATE; SEE DETAIL J SHEET C002
- ⑩ BOLLARD, PAINTED SAFETY YELLOW; SEE DETAIL K SHEET C002
- ⑪ 4" WIDE PAINT STRIPE, WHITE

SHEET KEY NOTES (CONTINUED):

- ⑫ RELOCATED EXISTING CHAIN LINK FENCE AND GATE AT NORTH FIRE ACCESS DRIVE AT THE REAR TRAILER LOT TO THE FRONT OF THE DRIVE JUST EAST OF THE FRONT BUILDING FACADE AND EXTEND IT TO THE FACE OF THE NORTH FACADE OF THE BUILDING TO PROVIDE BETTER SECURITY FOR THE NORTH ELEVATION OF THE BUILDING
- ⑬ CONCRETE STAIRS; REFER TO ARCHITECTURAL DRAWINGS
- ⑭ GENERATOR PAD, REFER TO ELECTRICAL DRAWINGS
- ⑮ 4" WIDE PAINT STRIPING, SAFETY YELLOW
- ⑯ RETAINING WALL; REFER TO ARCHITECTURAL DRAWINGS
- ⑰ ASPHALT CONCRETE TRANSITION; SEE DETAIL C SHEET C003
- ⑱ CONCRETE JOINT
- ⑲ SALVAGED ADA SIGN



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CITY SITE REVIEW - NOT FOR CONSTRUCTION

A NEW BUILD-OUT FOR:
MARTIN BROWER – WHITEWATER
 WHITEWATER, WISCONSIN

SHEET TITLE
SITE PLAN

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-10-2025
job: XX-XXX
d. by:

C200

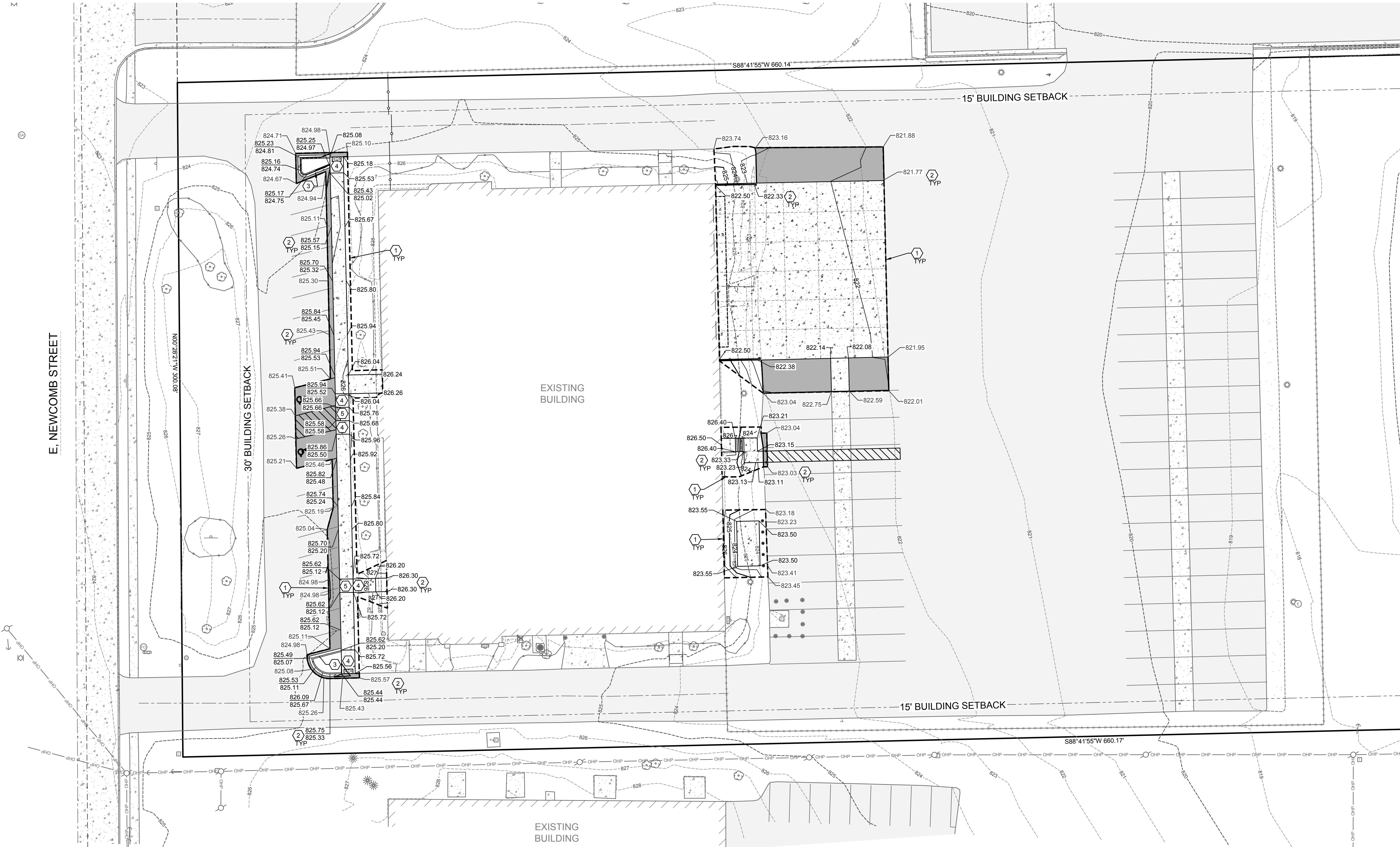
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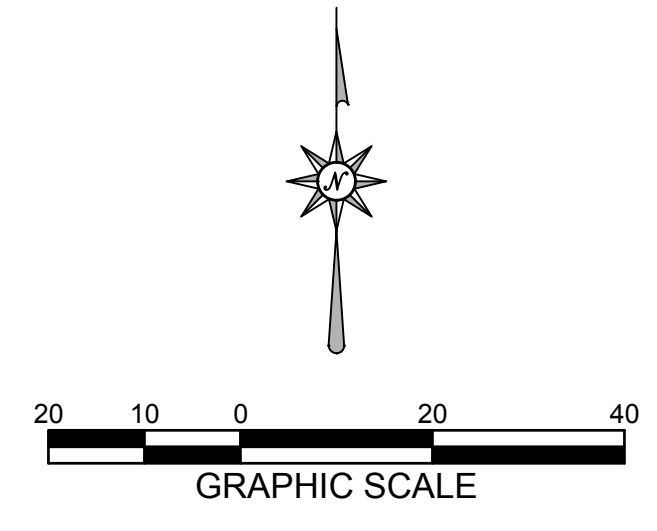
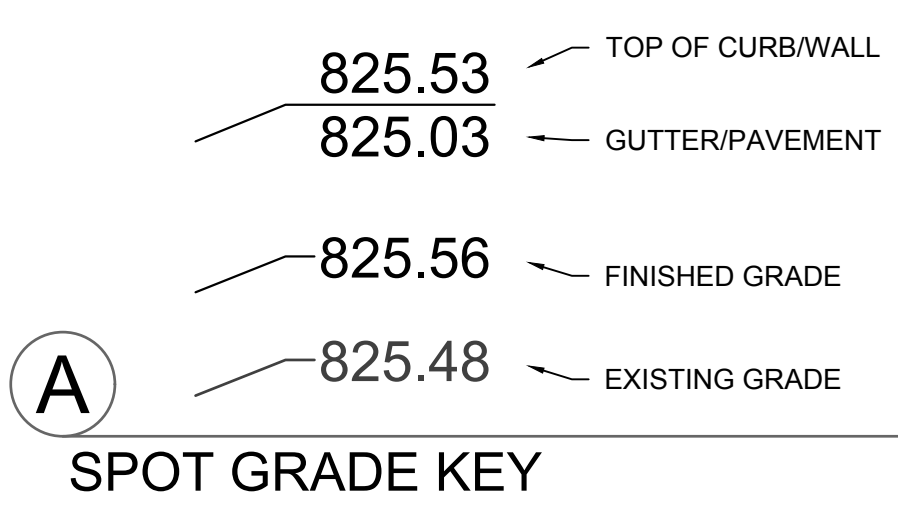
Suite #135

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SHEET KEY NOTES:

- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE; SEE DETAIL A THIS SHEET
- ③ REVERSE PAN CURB AND GUTTER; SEE DETAIL F SHEET C002
- ④ ADA RAMP; SLOPE IN DIRECTION OF TRAVEL SHALL BE A MAXIMUM 5%, CROSS-SLOPE SHALL BE A MAXIMUM OF 2%.
- ⑤ ADA RAMP LANDING; SLOPE IN ALL DIRECTIONS SHALL BE A MAXIMUM OF 2%.



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CITY SITE REVIEW - NOT FOR CONSTRUCTION

A NEW BUILD-OUT FOR:
MARTIN BROWER – WHITEWATER
 WHITEWATER, WISCONSIN

SHEET TITLE
GRADING PLAN

REVISION HISTORY

NO.	DESCRIPTION	DATE

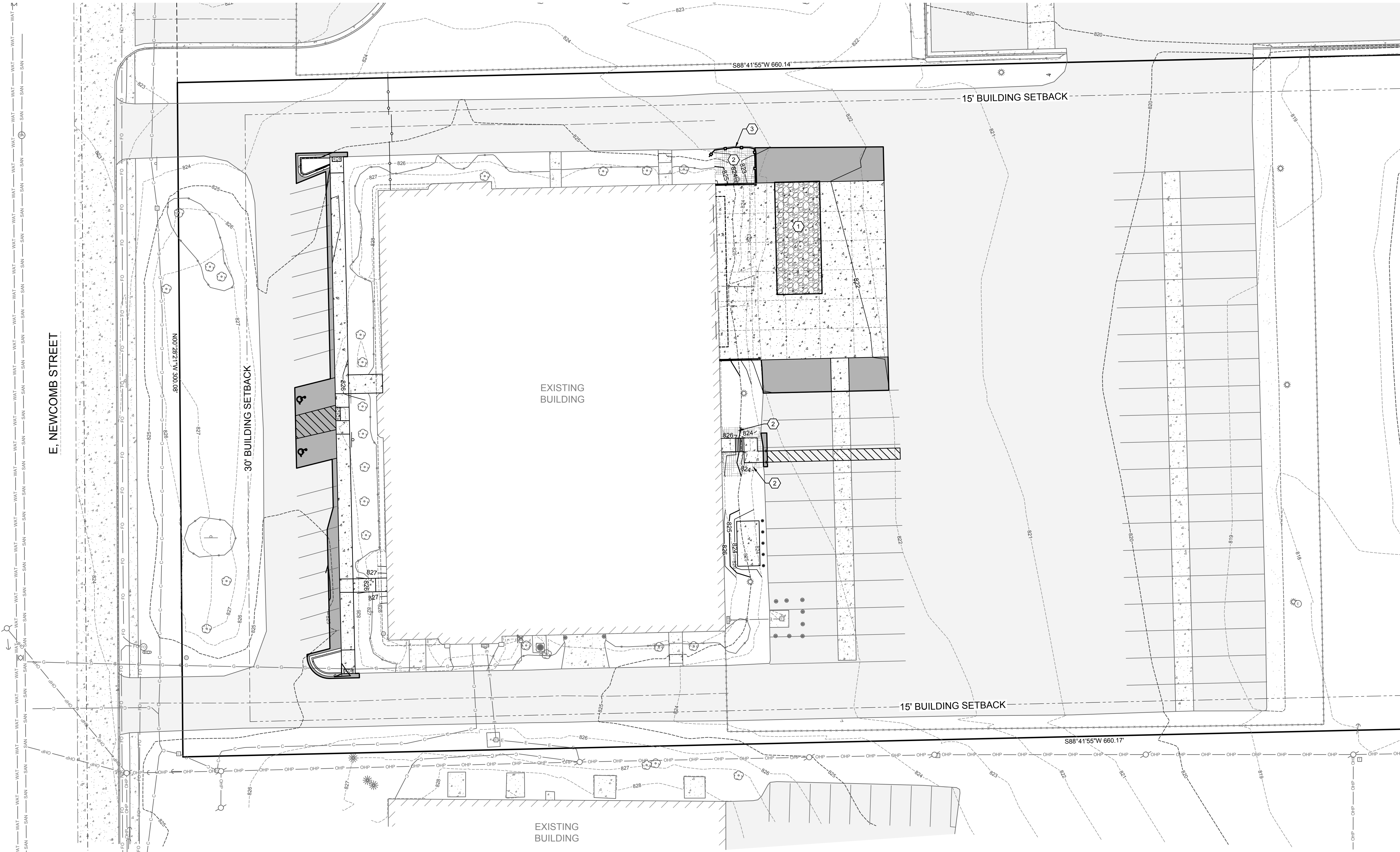
date: 02-10-2025
 job: XX-XXX
 d. by:

C300

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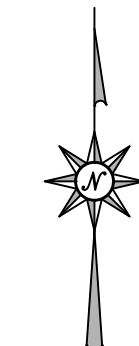
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E. NEWCOMB STREET

- SHEET KEY NOTES:**
- ① STONE TRACKING PAD; SEE DETAIL A SHEET C002
 - ② CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C002
 - ③ SILT FENCE; SEE DETAIL C SHEET C002



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CITY SITE REVIEW - NOT FOR CONSTRUCTION

A NEW BUILD-OUT FOR:
MARTIN BROWER – WHITEWATER
WHITEWATER, WISCONSIN

SHEET TITLE
EROSION CONTROL PLAN

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-10-2025
job: XX-XXX
d. by:

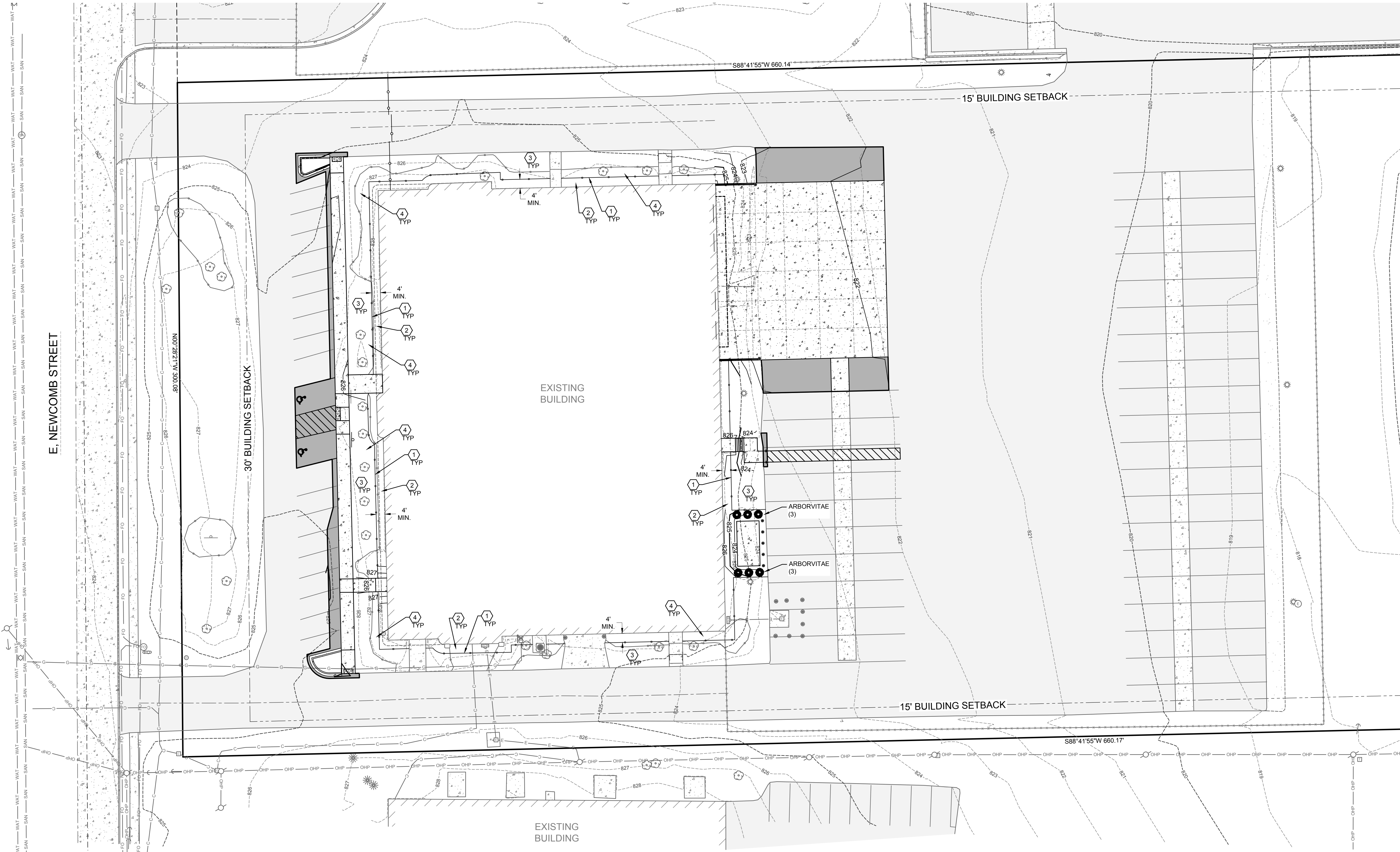
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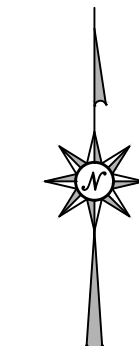


SHEET KEY NOTES:

- ① PROFESSIONAL GRADE EDGING
- ② 4" THICK X 4' WIDE STONE MULCH (RODENT RUN) OVER WEED BARRIER FABRIC; MULCH TO MATCH EXISTING. WEED BARRIER SHALL BE 10 MIL POLY.
- ③ LAWN
- ④ PROTECT EXISTING LANDSCAPING

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
●	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	6	2 GAL.



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CITY SITE REVIEW - NOT FOR CONSTRUCTION

A NEW BUILD-OUT FOR:
MARTIN BROWER – WHITEWATER
 WHITEWATER, WISCONSIN

SHEET TITLE
 LANDSCAPE PLAN

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-10-2025
 job: XX-XXX
 d. by:

L100

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MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: March 10, 2025

Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	107 County Road U (292-0515-3312-000, and 292-0515-3312-001)
Current Land Use:	John’s Disposal Recycling Center
Proposed Land Use:	John’s Disposal Recycling Center
Current Zoning:	General Manufacturing District
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Manufacturing

Staff Review

The applicant is requesting a site plan review for a new construction building located at John’s Disposal Recycling Center at 107 County Road U. Several years ago, a building just west of the proposed building location was destroyed by fire, and the existing building has since been demolished. The applicant is proposing to rebuild a 16,000 square foot building on the same parcel in a similar location. The proposed building will be constructed with metal siding and roofing, have large garage doors for truck parking, and will be one story tall. The building will include plumbing facilities, toilet facilities, and a mechanical room and will be used as a truck maintenance shop.



The proposed project at 107 County Road U is located within the M-1 zoning district. The proposed site plan complies with all requirements of Chapter 19.36 of the City of Whitewater zoning ordinance pertaining to the M-1 zoning district.

Planner’s Recommendations

- 1) Staff recommends that the Plan Commission **APPROVE** the Site Plan for the property located at 107 County Road U with the following conditions:
 - a. All lighting shall comply with the City of Whitewater Ordinances.
 - b. All new or additional signage on site shall be approved by the zoning department, and a separate application will be required.
 - c. All zoning and building permits for construction be properly obtained.
 - d. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination.

- e. Landscaping shall be completed to the specifications of the site plan within 30 days after the completion of construction. Any deviation from the site plan shall require additional PARC approval.
- f. Knox box shall be installed on site for each building, and owner and occupants shall work with City of Whitewater Fire Department to ensure compliance with fire code.
- g. Any other stipulations as indicated by the PARC.

JOHN'S DISPOSAL

107 County Road U

Whitewater, WI 53190

DRAWING INDEX:

- SP-1 SITE PLAN, DRAWING INDEX
- SP-2 EXISTING SITE AERIAL PHOTO
- SP-3 SITE LIGHTING PLAN
- A101 MAIN FLOOR PLAN

PROJECT DESCRIPTION:

PROPOSED NEW RECYCLING BUILDING.

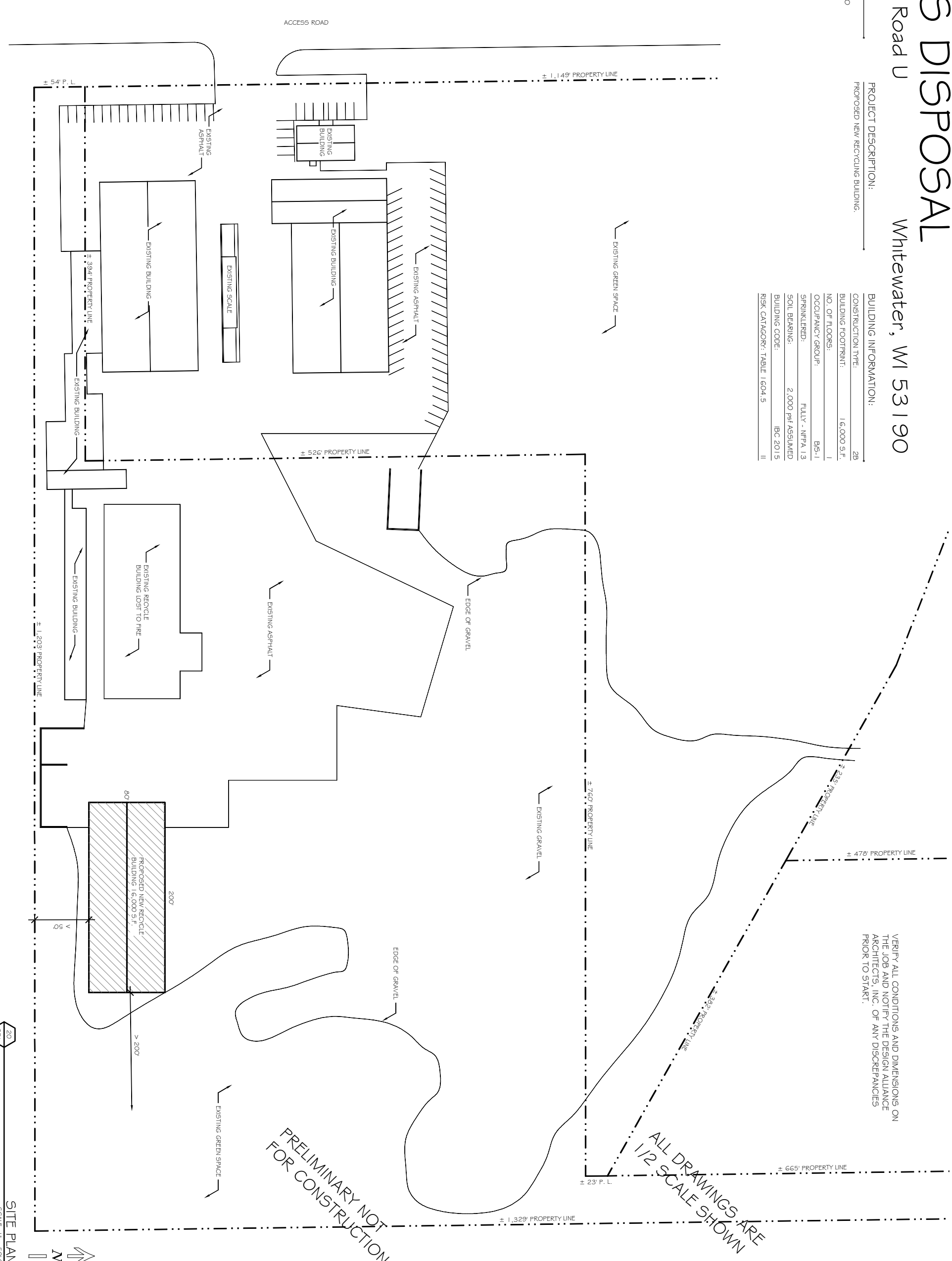
BUILDING INFORMATION:

CONSTRUCTION TYPE:	2B
BUILDING FOOTPRINT:	16,000 S.F.
NO. OF FLOORS:	1
OCCUPANCY GROUP:	B5-1
SPRINKLERED:	FULLY - NFPA 13
SOIL BEARING:	2,000 psf ASSUMED
BUILDING CODE:	IBC 2015
RISK CATEGORIES:	TABLE 1604.5 II

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

ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION



	<p>JOHN'S DISPOSAL 107 County Road U Whitewater, WI 53190</p>	<p>1003 Madison Avenue Fort Atkinson, WI</p> <p style="text-align: right;">(920) 563-3404</p>						
<p>DRAWING NAMES</p> <p>SITE PLAN</p> <p>DRAWING INDEX</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>PROJECT DATA</p> <p>DATE: 1/30/2025</p> <p>DRAWN BY: CL</p> <p>CHECKED BY: P.W.</p> <p>SHEET NO.</p>
NO.	DATE	DESCRIPTION						
<p style="font-size: 2em; font-weight: bold;">SP-1</p>								



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

ALL DRAWINGS ARE 1/2" SCALE SHOWN
 PRELIMINARY NOT FOR CONSTRUCTION

JEFFERSON COUNTY GIS

20 EXISTING SITE AERIAL PHOTO

SCALE: 1" = 500'
 2025/JOHN'S DISPOSAL/DRAWINGS.DWG
 DATE: JANUARY 24, 2025

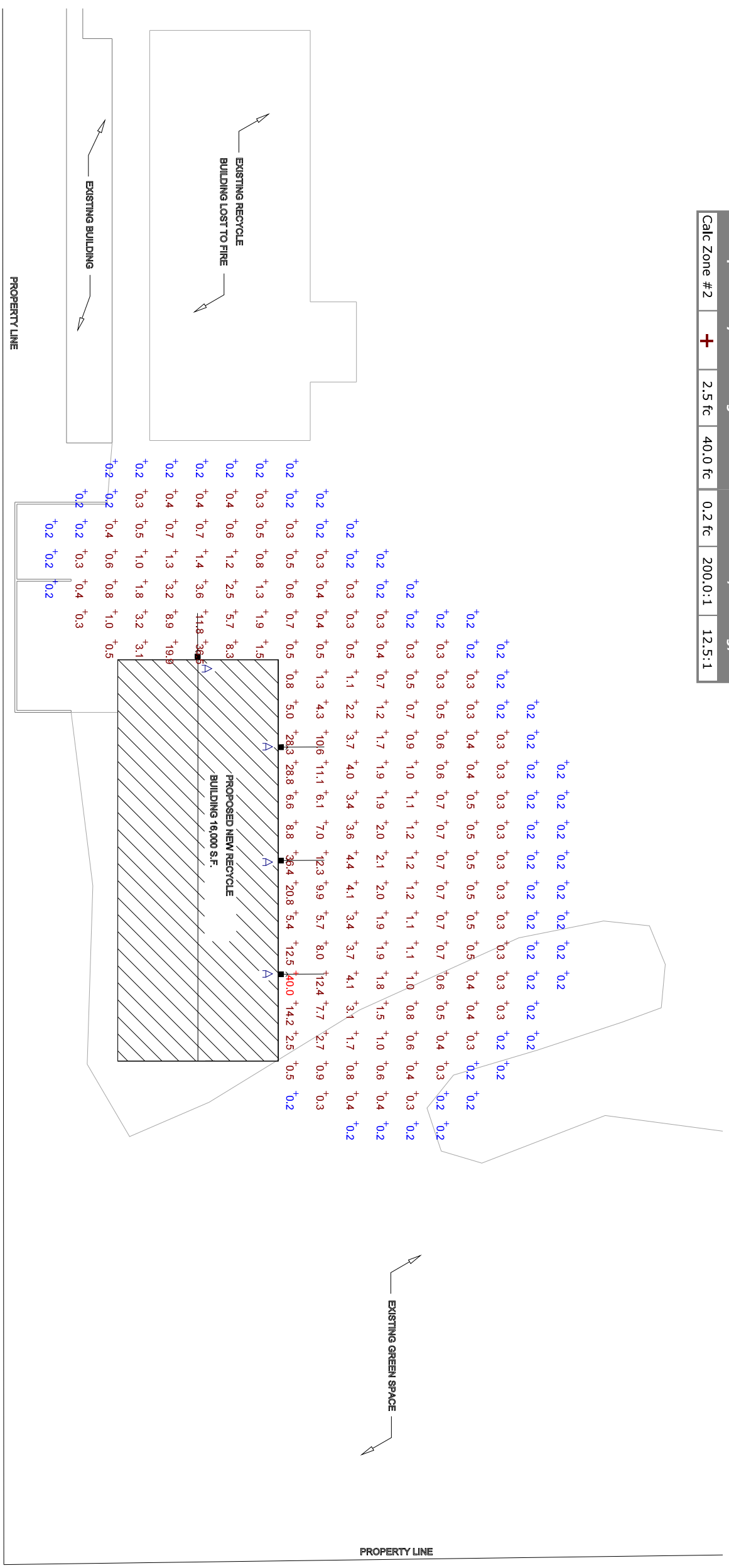
<p>SP-2</p>	<p>PROJECT DATA</p> <p>DATE: 1/30/2025</p> <p>DRAWN BY: CL</p> <p>CHECKED BY: P.W.</p> <p>SHEET NO.</p>	<p>DRAWING NAMES</p> <p>SITE AERIAL PHOTO</p>	<p>JOHN'S DISPOSAL</p> <p>107 County Road U</p> <p>Whitewater, WI 53190</p>	<p>the Design Alliance Architects, Inc.</p> <p>1003 Madison Avenue Fort Atkinson, WI</p> <p>(920) 563-3404</p>
	<p>REVISIONS</p>			

Designer
 CL
Date
 01/27/2025
Scale
 Not to Scale
Revision No.

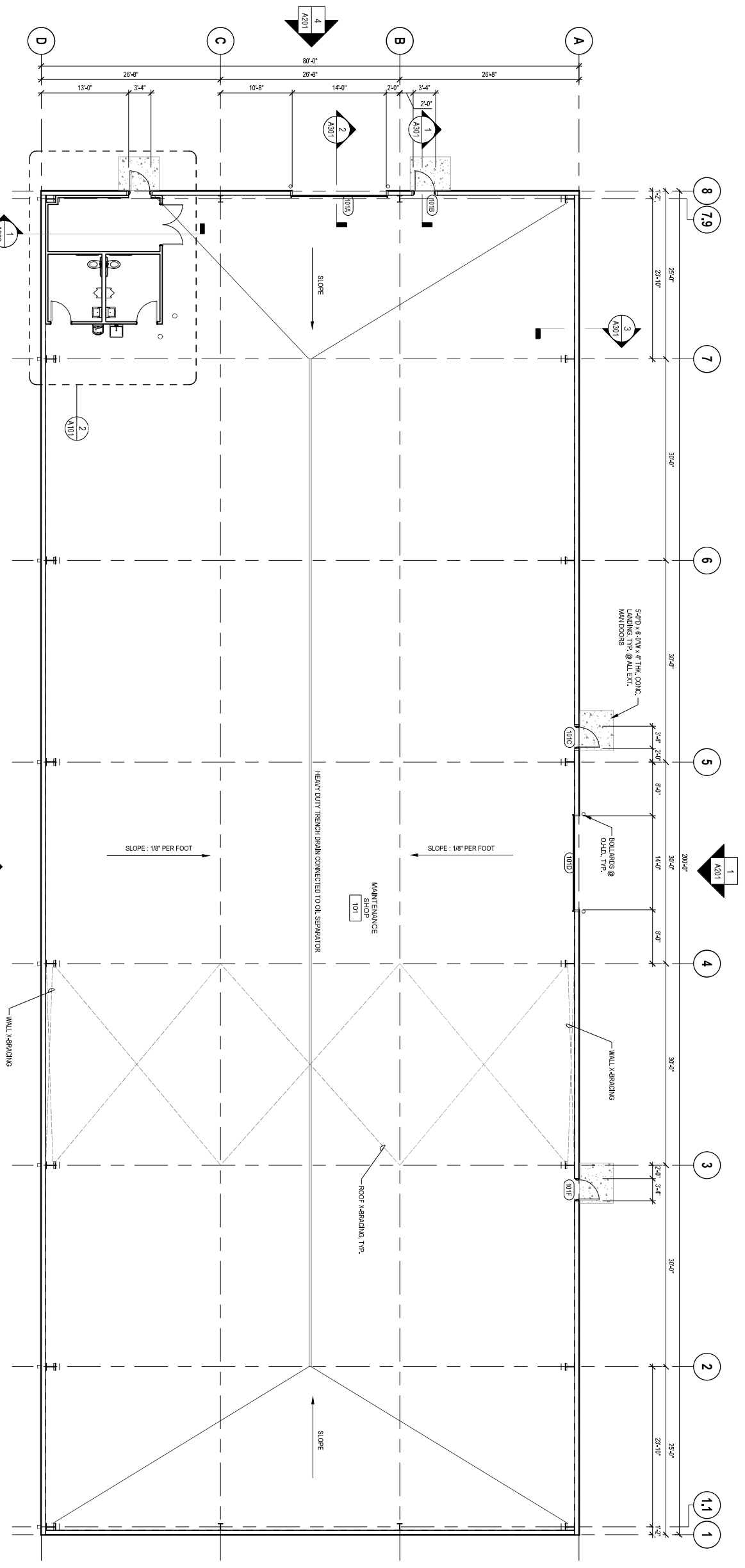
Summary

Schedule		Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
		☐	A		4	Lithonia Lighting	ESXFS ALO SWW2 XVOLT YS DDB 50K 340W	Architectural Flood and Spot Luminaires	1	49655	0.87	334.14	

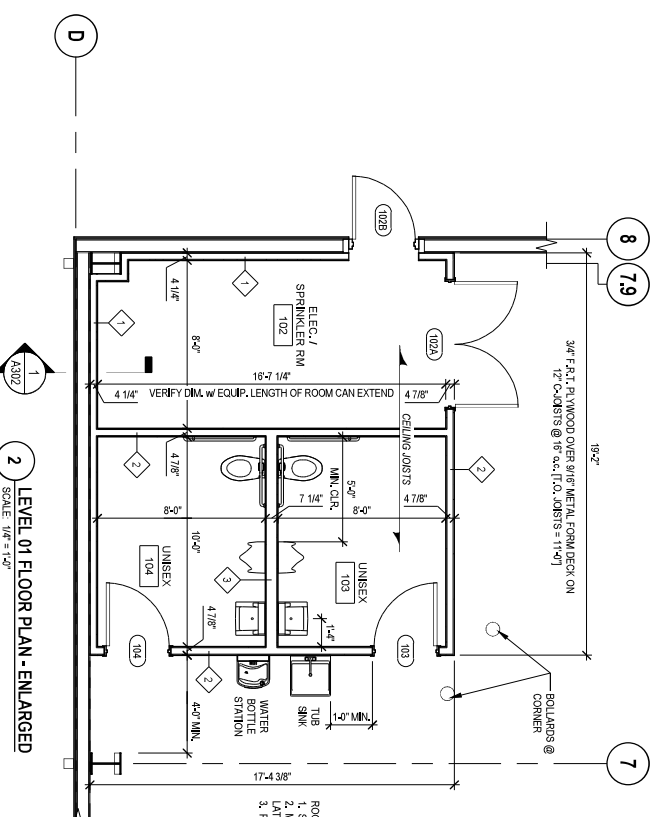
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.5 fc	40.0 fc	0.2 fc	200.0:1	12.5:1



SITE LIGHTING PLAN
 Scale: N.T.S.
 Date: 1/27/2025



1 LEVEL 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 LEVEL 01 FLOOR PLAN - ENLARGED
SCALE: 1/4" = 1'-0"

- ROOM FINISHES:
1. SEALED CONG. FLOORS OR LVT GLEED TO SLAB IN UNISEX RESTROOMS
 2. MOISTURE RESISTANT GYP. BR. WALLS AND CEILING WITH (2) COATS LATEX PAINT OVER PRIMER.
 3. PROVIDE 4" VINYL BASE OVER ALL GYP BR WALL LOCATIONS.

FLOOR PLAN NOTES	
1. PROVIDE WOOD BLOCKING FOR SUPPORT OF HANDRAIL & ARCHITECTURAL WOODWORK, CABINETS, COUNTERS, TOILET ACCESSORIES, SINKS, AND KITCHEN EQUIPMENT, ETC. TYPICAL.	
2. ALL DIMENSIONS TO METAL STUD WALLS ARE TO FINISH FACE OF WALL. ALL DIMENSIONS TO CMU WALLS ARE TO FACE OF CMU.	
3. ALL INTERIOR GYP BR. WALLS, FRAMES, AND DOORS TO BE PAINTED, UNLESS OTHERWISE NOTED.	
4. ALL GYP BR. CEILINGS AND SOFFITS TO BE PAINTED.	

CONSTRUCTION LEGEND	
(#)	DOOR TAG - SEE SCHEDULE
◆	PARTITION TAG - SEE TYPE DRAWINGS

REVISION	DATE
1	2024-09-11

RYAN D. FENNELL, MA
M.L.C. NO. A43234-5

RYAN D. FENNELL
A-13234-5
HATFIELD,
PA

ARCHITECT

WISCONSIN

NEW BUILDING FOR:
JOHN'S DISPOSAL

107 COUNTY ROAD U
WHITEWATER, WI 53190

ISSUED FOR
PERMIT
2024-09-11

JOB NO.
2024-09-11

SHEET TITLE
LEVEL 01 FLOOR PLAN

DRAWING NO.
A101

APPLICABLE BUILDING CODES

1. THIS BUILDING SHALL MEET THE REQUIREMENTS OF THE FOLLOWING CODES:

- WISCONSIN COMMERCIAL BUILDING CODE (SPS CHAPTERS 361-366)
- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL BUILDING CODE (IBC) CHAPTER 11 (ACCESSIBILITY ONLY)
- 2009 ICC ANSI A117.1 (ACCESSIBILITY)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2015 INTERNATIONAL FIRE CODE (IFC)
- 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- WISCONSIN PLUMBING CODE (SPS 381-387)
- WISCONSIN ELECTRIC CODE (SPS 316)
- 2013 NFPA 13 (SPRINKLERS)
- 2013 NFPA 72 (ALARMS)

IBC 2015 ENERGY CONSERVATION CODE

1. SEE COMCHECK

IBC 2015 JOB NOTES

PROJECT SUMMARY	THIS PROJECT IS A NEW CONSTRUCTION MOTOR VEHICLE MAINTENANCE BUILDING.			
1. USE GROUP CLASS	S-1 - STORAGE, MODERATE HAZARD (311.1)			
2. CONSTRUCTION CLASS	TYPE 2B (602.2) (NON - COMBUSTIBLE, UNPROTECTED)			
3. FIRE SUPPRESSION	FULLY SPRINKLED (SEE SPRINKLER DESIGN DRAWINGS) FIRE AREA FOR REPAIR OF COMMERCIAL VEHICLES REQUIRES SPRINKLERS WHEN THE AREA EXCEEDS 5,000 S.F. (903.2.9.1) PORTABLE FIRE EXTINGUISHERS ARE REQUIRED (906.1)			
4. BUILDING LIMITATIONS	ALLOWABLE: UNLIMITED AREA BUILDING - TWO-STORY BUILDING (507.5) WITH 60'-0" MIN. SURROUNDING PUBLIC WAYS OR YARDS. PROPOSED: FIRST FLOOR AREA: 15,608 S.F.			
5. OCCUPANT LOAD ALLOWABLE	132 S.F. (GROSS) / 300 = .44 OCC. (TABLE 1004.1.1) TOTAL BUSINESS (B) USE 15,200 S.F. (GROSS) / 100 = 152 OCC. (TABLE 1004.1.1) STORAGE (S-1) USE TOTAL OCCUPANT LOAD ALLOWABLE = 153 OCC.			
6. EGRESS REQUIREMENTS	(0.2 IN.) (153 OCC.) = 31 INCHES MINIMUM (1005) 136 INCHES PROVIDED			
7. TRAVEL DISTANCE	S-1 - STORAGE USE = 250' MAX. WHEN FULLY SPRINKLERED (TABLE 1016.1)			
8. PLUMBING FIXTURES	(TABLE 2902.1) WATER CLOSETS	(TABLE 2902.1) LAVATORIES	(TABLE 2902.1) DRINKING FOUNTAINS	(TABLE 2902.1) SERVICE SINK
(S-1) CRITERIA	(1) PER 100	(1) PER 100	(1) PER 400	(1)
(S-1) REQUIRED	(.77)M, (.77)W	(.77)M, (.77)W	(.38)	(1)
TOTAL REQUIRED	(.77)M, (.77)W	(.77)M, (.77)W	(.38)	(1)
TOTAL PROVIDED	(2) UNISEX	(2) UNISEX	(1) WATER FILTRATION SYSTEM	(1) SERVICE SINK
9. CORRIDORS	WITH SPRINKLERS: 0 HOUR FIRE RESISTANCE RATING ALLOWED (1018.1)			
10. CONCEALED SPACES	DRAFTSTOPPING NOT REQUIRED IN NON - COMBUSTIBLE CONSTRUCTION FIREBLOCKING (717.2) CONCEALED WALL SPACES (717.2.2) DRAFTSTOPPING FLOORS (717.3.3) DRAFTSTOPPING ATTICS (717.4.3)			
11. EMERGENCY LIGHTING	REQUIRED (1006.1)			
12. FIRE RESISTANCE	NO PERIMETER WALL FIRE RATING REQUIRED WHERE FIRE SEPARATION DISTANCE GREATER THAN 30 FT. (TABLE 602)			
13. TESTING / INSPECTIONS	OWNER OR HIS AGENT MUST PROVIDE AND MAINTAIN RECORDS FROM AN APPROVED INDEPENDENT TESTING AGENCY FOR THE FOLLOWING MATERIALS: A. SOILS B. CONCRETE C. MASONRY D. STEEL ERECTION WRITTEN RECORDS OF THESE INSPECTIONS SHALL BE MAINTAINED BY THE OWNER OR HIS AGENT, AND SHALL BE SUBMITTED TO THE LOCAL BUILDING CODE OFFICIAL AND FIRE MARSHALL.			

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS.
- THE OWNER OR THEIR AGENT SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATING AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND ESTABLISHING THAT ALL NEW WORK IS COMPATIBLE WITH THE EXISTING CONDITIONS.
- CONTRACTOR SHALL TAKE EVERY PRECAUTION TO MINIMIZE DISRUPTION IN OCCUPIED SPACE ADJACENT TO THE PROJECT. SEQUENCING OF SCHEDULE SHALL BE REVIEWED WITH OWNER PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CONTINUOUS MAINTENANCE OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER THEFT, FIRE OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION WITH THE CONTRACT. WHERE WORK SHALL BE DONE IN OCCUPIED SPACE, CONTRACTORS SHALL TAKE REASONABLE PRECAUTIONS TO MINIMIZE THE TRAVEL OF DUST AND DIRT FROM THE CONSTRUCTION AREA TO ADJACENT SPACES. TEMPORARY DUST PROTECTION SHALL BE USED AND COORDINATED WITH OWNER.
- CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR NEGLIGENCE OR ERRORS RESULTING IN PERSONAL INJURY OR PROPERTY DAMAGE.
- ALL MATERIALS AND ITEMS REMOVED BY THE CONTRACTOR BECOME HIS PROPERTY AND ARE TO BE REMOVED FROM THE SITE IN CLOSED CONTAINERS ON A DAILY BASIS OR IN A MANNER ACCEPTABLE TO THE OWNER.
- MAINTAIN EXISTING UTILITIES TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING ALL WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION AROUND EXISTING EQUIPMENT, CONDUIT CABLEING, ETC., WITH OWNER.
- CONTRACTORS SHALL COORDINATE LOCATION OF ALL UTILITIES WITH EQUIPMENT TO BE INSTALLED BY OTHERS WITH EXISTING CONDITIONS AND THE ENGINEERS' DRAWINGS.
- THOROUGHLY CLEAN ALL AREAS AND SPACES USED TO ACCESS WORK AREAS WITHIN CONTRACT LIMITS AND BROOM CLEAN DAILY AT A MINIMUM. CONTRACTOR SHALL PROVIDE FIRE RETARDANT DUST MATS AT ALL EXITS AND ENTRANCES TO SPACES UNDER CONSTRUCTION. NEW SPACE SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY WHEN THE PROJECT IS COMPLETE.
- THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL, OR EXPOSURE OF PEOPLE TO HAZARDOUS MATERIALS IN ANY FORM, INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. CONTRACTOR SHALL STOP WORK IN THE AREA OF THE DISCOVERY OF HAZARDOUS MATERIALS AND NOTIFY THE ARCHITECT AND THE OWNER'S AGENT WITHIN 24 HOURS.
- ALL PENETRATIONS IN RATED ASSEMBLIES, WHETHER NEW OR EXISTING, SHALL BE SEALED WITH UUFM APPROVED MATERIALS AND PROCEDURES. NOTIFY ARCHITECT OF QUESTIONABLE CONDITIONS.
- CONTRACTOR SHALL PROVIDE WRITTEN NOTICE OF ANY CHANGES THAT INVOLVE ADDITIONAL COST AND/OR TIME TO THE ARCHITECT AND OWNER WITHIN ONE DAY OF ITS DISCOVERY AND BEFORE PROCEEDING WITH THE WORK. A LUMP SUM COST AND DETAILED LUMP SUM BREAKDOWN SHALL BE SUBMITTED WITHIN FIVE DAYS OF NOTIFYING THE ARCHITECT AND OWNER. COST EVENTS WITHOUT AN ACCOMPANYING BREAKDOWN WILL NOT BE CONSIDERED FOR REVIEW AND APPROVAL.
- THE DRAWINGS SHOW THE INTENT OF THE WORK AND IT IS THE CONTRACTOR'S RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION.
- ALL DIMENSIONS ON THE DRAWINGS ARE NOMINAL UNLESS NOTED OTHERWISE ON THE DRAWINGS. DOOR, WINDOW AND STOREFRONT OPENING DIMENSIONS IN PLAN ARE ROUGH/MASONRY OPENINGS. REFER TO DOOR, WINDOW AND STOREFRONT SCHEDULES FOR ACTUAL FRAME DIMENSIONS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND WITHIN THE CONSTRUCTION DOCUMENTS AND WAIT FOR CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL MAKE NO CHANGES OR ALTERATIONS TO ANY STRUCTURAL ELEMENTS THAT DEVIATE FROM THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL. THE CONTRACTOR SHALL REPLACE ALL UNAUTHORIZED WORK AT NO ADDITIONAL COST TO THE OWNER.
- REFERENCE FINISH FLOOR ELEVATION TO BE 0'-0". SEE SITE PLAN TO ESTABLISH OTHER RELATIVE ELEVATIONS. ALL SITE INFORMATION TO BE PROVIDED BY OTHERS AND SCHLOSSER STEEL BUILDINGS DECLINES RESPONSIBILITY FOR SAME.
- ALL DESIGNERS AND CONTRACTORS USING THE INFORMATION CONTAINED ON THESE DRAWINGS MUST COMPLY WITH LOCAL AND STATE REQUIREMENTS FOR EXCAVATION AND DEMOLITION WORK PROTECTION OF UNDERGROUND UTILITIES.
- ROOF CONTRACTOR TO SUPPLY OWNER WITH SPECIFICATIONS FOR THE TYPE OF ROOF AND INSULATION TO BE INSTALLED, SUBJECT TO OWNERS APPROVAL. ROOF SYSTEMS MUST MEET THE REQUIREMENTS OF CLASS C ROOF (MIN.) AS REQUIRED BY IBC CODE.
- ROOF COVERING SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPROVED MANUFACTURER'S RECOMMENDATIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING AND STRUCTURE.
- HANDRAILS TO MEET ALL I.B.I. A.D.A. AND IBC CODES REGARDING HEIGHT AND RAILING SPACING. POSTS ARE TO BE SPACED EQUALLY WITH A MAXIMUM SPACING OF 4'-0" O.C. FOR (1 1/2" Ø SCH 40) AND 5'-4" FOR (1 1/2" Ø SCH 80) PIPE. TOP RAIL & POSTS SHALL WITHSTAND A 200lb (MIN) TOP RAIL FORCE, AND A MIN OF 50lb PER LinFt. APPLIED IN ANY DIRECTION.
- ALL STAIRS ARE TO HAVE A MAXIMUM RISER HEIGHT OF 7" AND A MINIMUM TREAD WIDTH OF 11" PLUS A 1" NOSING WITH NONSKID SURFACE TO PREVENT SLIPPING. ALL STAIRWAYS SHALL BE DESIGNED TO SUPPORT A LIVE LOAD OF 100 psf AND A CONCENTRATED LOAD OF 300 lbs. (IBC TABLE 1607.1)
- STEEL FABRICATOR SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS TO THIS OFFICE PRIOR TO FABRICATION. DRAWINGS MUST SHOW ALL CLEARANCE DIMENSIONS.
- RACK STORAGE - ALL RACK BEARING PLATES OR SUPPORT CHANNELS SHALL BE OF SUFFICIENT AREA SO AS TO NOT IMPOSE A LOAD ON THE SLAB GREATER THAN THOSE ALLOWED FOR THE SLAB THICKNESS PER PCA SPECIFICATION ON CONCRETE SLABS ON GRADE. (LATEST EDITION)
- PERIMETER FOAM BOARD INSULATION (R=10 MIN) SHALL BE PROVIDED AT ALL NEW EXTERIOR FOUNDATION WALLS NOT LESS THAN 2'-0" BELOW SLAB OR TO GRADE, WHICHEVER IS GREATER.

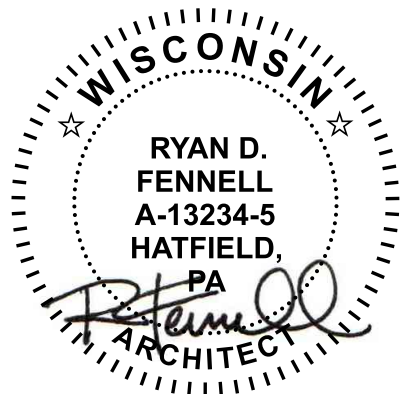
- 42" HIGH GUARDS SHALL BE PROVIDED AT ALL ROOFTOP MECHANICAL UNITS THAT ARE LOCATED WITHIN 10' OF A ROOF EDGE. (SECT 1015.7 IBC 2015)
- ALL ACCESS RAMPS SHALL BE 1:12 MAX SLOPE WITH REQUIRED HANDRAILS. SURFACES WITH LESS THAN 1:20 SLOPE IS NOT CONSIDERED TO BE A RAMP AND DOES NOT REQUIRE HANDRAILS.
- INSULATION NOTES:
12.1 USE TYPE "X" AT ALL FIRE RATED PARTITIONS.
12.1.1 INSULATION EXPOSED IN ROOMS (AS IN SHOP AREAS) SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
12.1.2 INSULATION INSTALLED IN CONCEALED SPACES (AS IN WALL CAVITIES) SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
12.1.3 INSULATION EXPOSED WITHIN AIR PLENUMS (AS IN ABOVE OFFICE AREAS) SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E84.
- GYPSUM BOARD (MINIMUM 5/8" THICKNESS)
13.1 USE TYPE "X" AT ALL FIRE RATED PARTITIONS.
13.2 USE TYPE "MR" (MOISTURE RESISTANT) AT ALL TOILET ROOM(S), BREAK ROOM(S), COFFEE BAR(S), EQUIPMENT/STORAGE SUPPLY ROOM(S), SHOP AREAS, AND WET WALLS. USE CEMENT BACKER BOARD AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC TILE.
13.3 CONTROL JOINT SPACING 20'-0" O.C. (MAX.) EITHER DIRECTION.
13.4 FASTENER SPACING 8" O.C. AT PERIMETER AND SEAMS, 12" O.C. FIELD.
13.5 PROVIDE DOUBLE STUDS, SCREWED TOGETHER AT 16" O.C., AT HEAD AND JAMBS OF ALL FRAMED OPENINGS.
- ALL DOORS AND HARDWARE ARE TO MEET IBC 1010.1.9.1 AND ICC/ANSI 404.2.6 REQUIREMENTS. DOOR OPENING FORCE SHALL NOT EXCEED 5.0 LBS FOR INTERIOR HINGED, SLIDING OR FOLDING DOORS. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE AUTHORITY HAVING JURISDICTION (PER ANSI A17.1 SECTION 404.2.8).
- ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE ENTIRE STRUCTURAL FRAME HAS BEEN INSTALLED AND IS STRUCTURALLY SOUND/STABLE.
- ALL CONTRACTORS AND SUBCONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY, AND SECURITY.
- ACCEPTANCE OF DEVIATIONS FROM ANY OF THE REQUIREMENTS OF THESE NOTES SHALL BE AT THE SOLE DISCRETION OF THE ARCHITECT. ACCEPTANCE OF A DEVIATION FROM ANY REQUIREMENT SHALL NOT BE CONSTRUED AS PERMITTING ANY OTHER DEVIATION.
- CONSTRUCTION MATERIALS SHALL BE PROVIDED FREE FROM DEFECT AND INSTALLED PLUMB AND TRUE TO THE LIMITS SET FORTH ON THE DRAWINGS BY EXPERIENCED TRADESMEN.

EMERGENCY LIGHTING

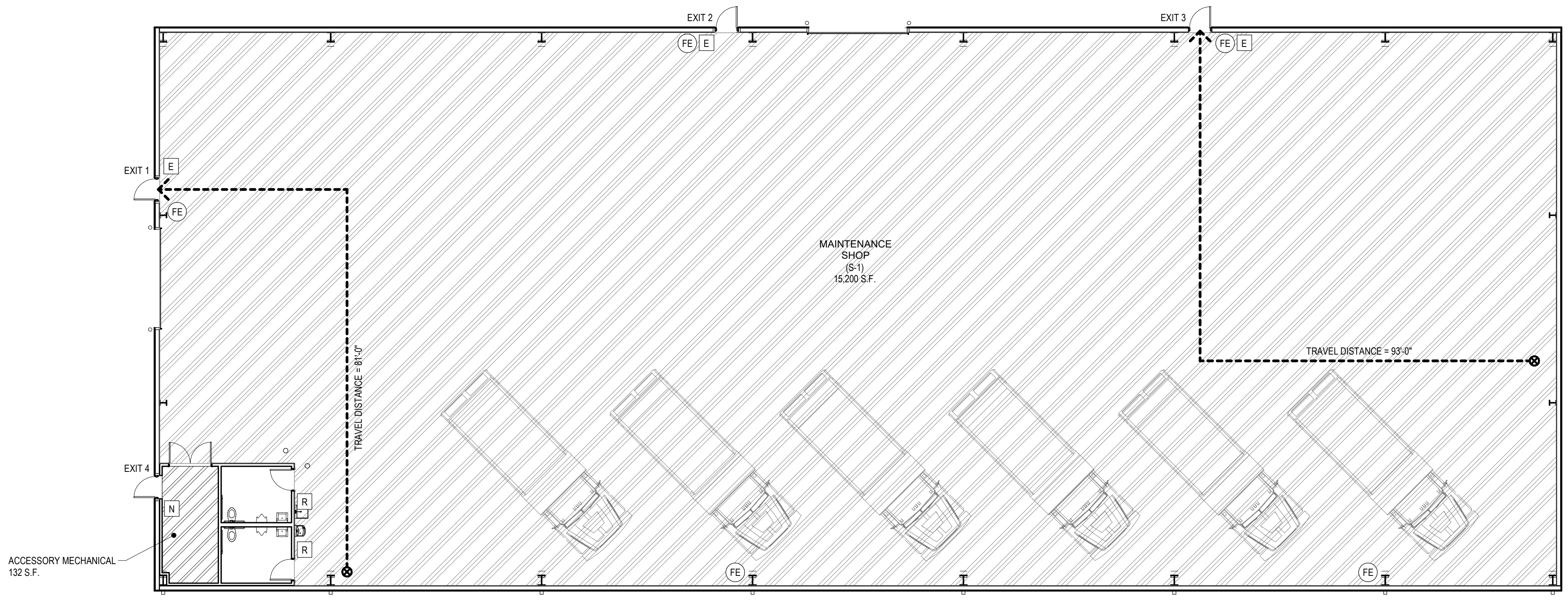
- ALL MEANS OF EGRESS AND AREAS OF EXIT DISCHARGE TO BE ILLUMINATED DURING TIMES OF OCCUPANCY. THE INTENSITY OF FLOOR LIGHTING SHALL NOT BE LESS THAN ONE FOOTCANDLE. MEANS OF EGRESS LIGHTING SHALL BE CONNECTED TO ELECTRICAL SYSTEM TO ASSURE CONTINUED ILLUMINATION FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS. (SYSTEMS TO MEET IBC 2015 SECT. 1008 & NEC 700.14)

Item 4.

ISSUED FOR:
PERMIT
2024-09-11



RYAN D. FENNEL, AIA
WI LIC. NO. A-13234-5



LIFE SAFETY LEGEND	
	STORAGE: S-1 OR S-2 (100 GROSS)
	ACCESSORY STORAGE/MECHANICAL (300 GROSS)
	UNOCCUPIED CIRCULATION
--- EGRESS PATH	
	5 LB. ABC FIRE EXTINGUISHER
1. MAX. TRAVEL DISTANCE TO EXTINGUISHER IS 75'-0" FOR GENERAL USE. MAX TRAVEL DISTANCE TO EXTINGUISHER FROM ANY MACHINE PRODUCING SHAVINGS OR SAWDUST IS 50'-0" (IFC 1904.3).	
2. FIRE EXTINGUISHER SHALL NOT IMPEDE ON EGRESS WIDTH.	
3. THE CUMULATIVE UNITS FOR FIRE EXTINGUISHERS MUST NOT BE GREATER THAN OR EQUAL TO 44 PER TABLE 906.3(1).	
TACTILE SIGNAGE LOCATION SYMBOL (SEE A031 FOR SIGNAGE REQUIREMENTS)	
	EXIT
	NON-ACCESSIBLE ENTRANCE
	RESTROOM

NEW BUILDING FOR:
JOHN'S DISPOSAL
107 COUNTY ROAD U
WHITEWATER, WI 53190

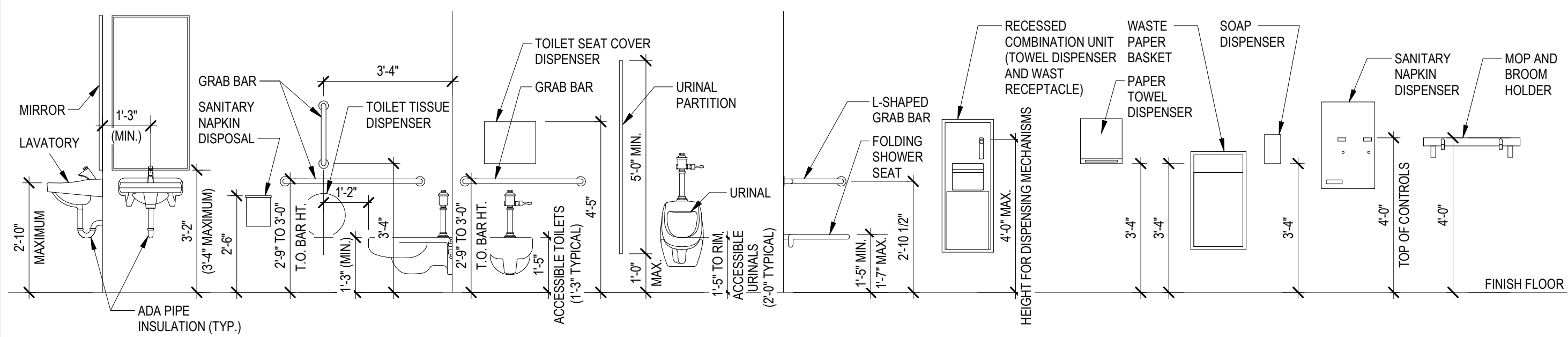
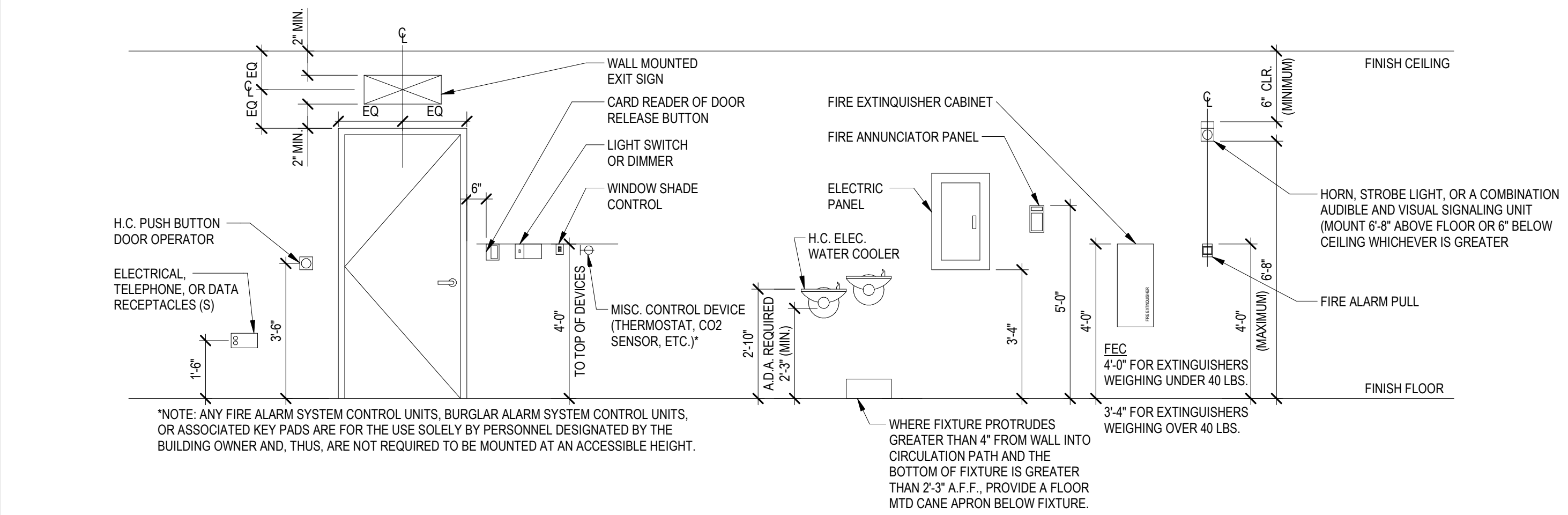
ISSUED FOR:
PERMIT
2024-09-11

JOB NO.

SHEET TITLE:
CODE SHEET

DRAWING NO.
A011

TYPICAL MOUNTING HEIGHTS

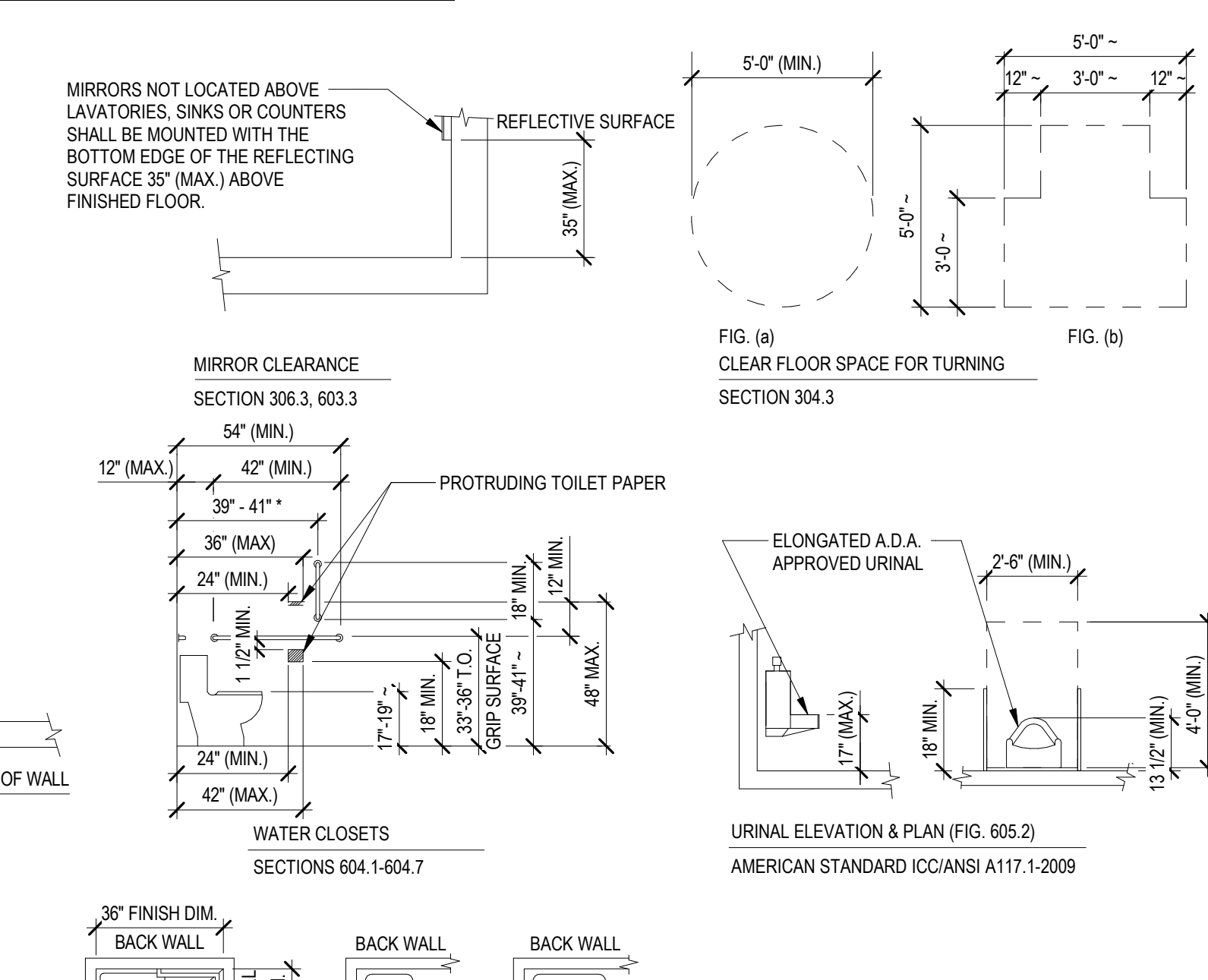
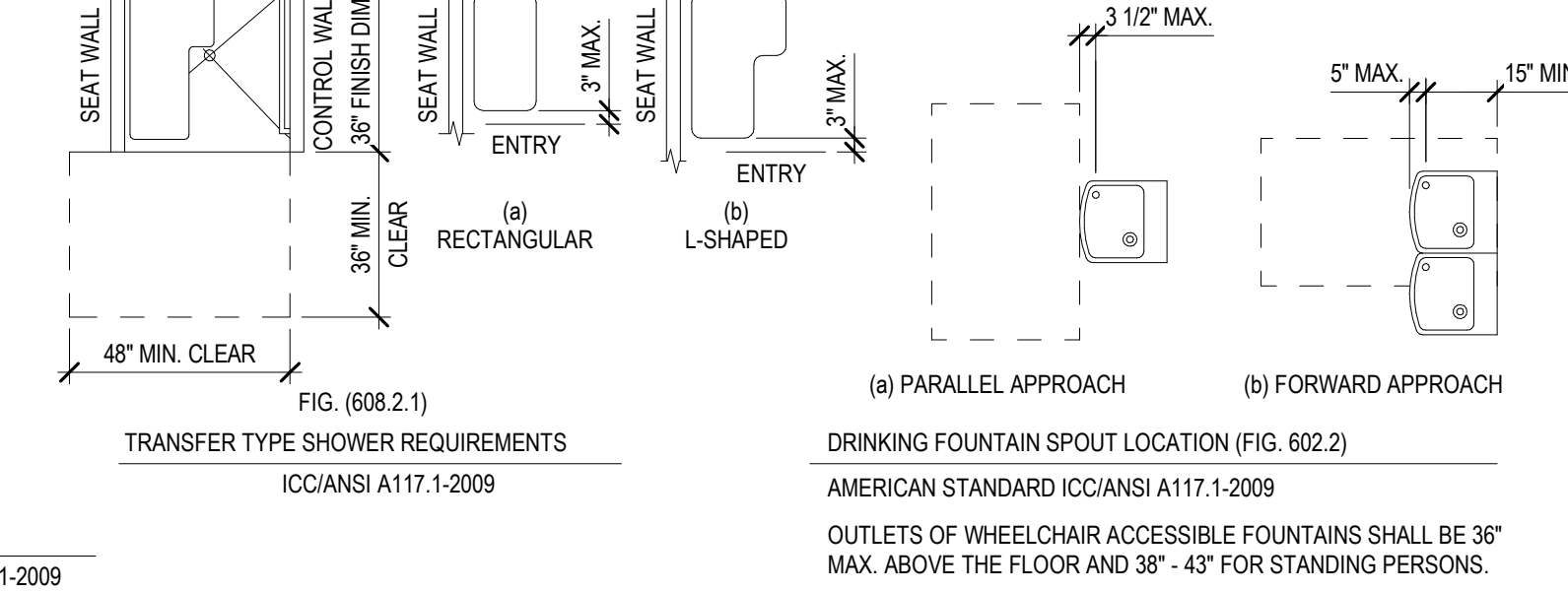
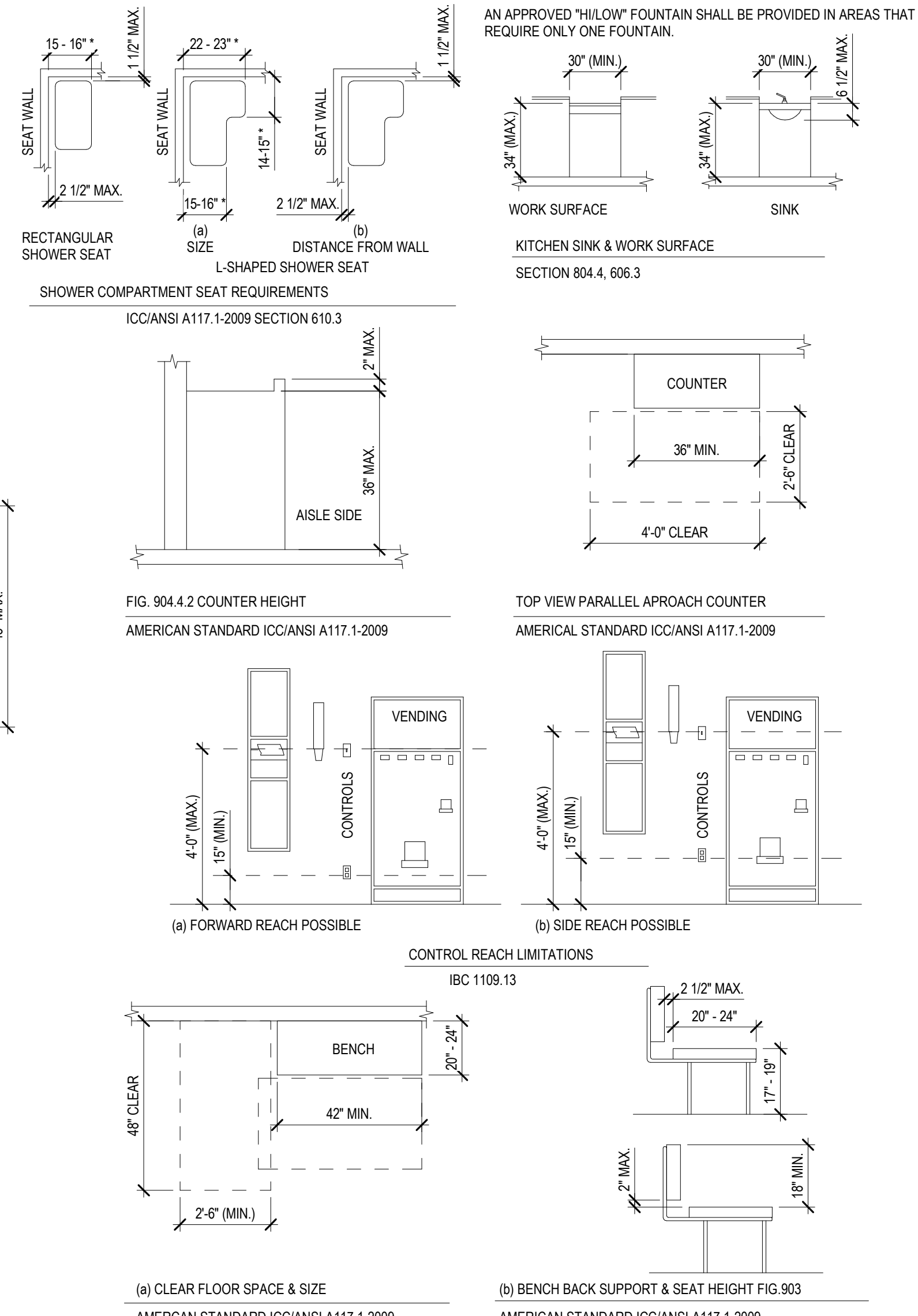
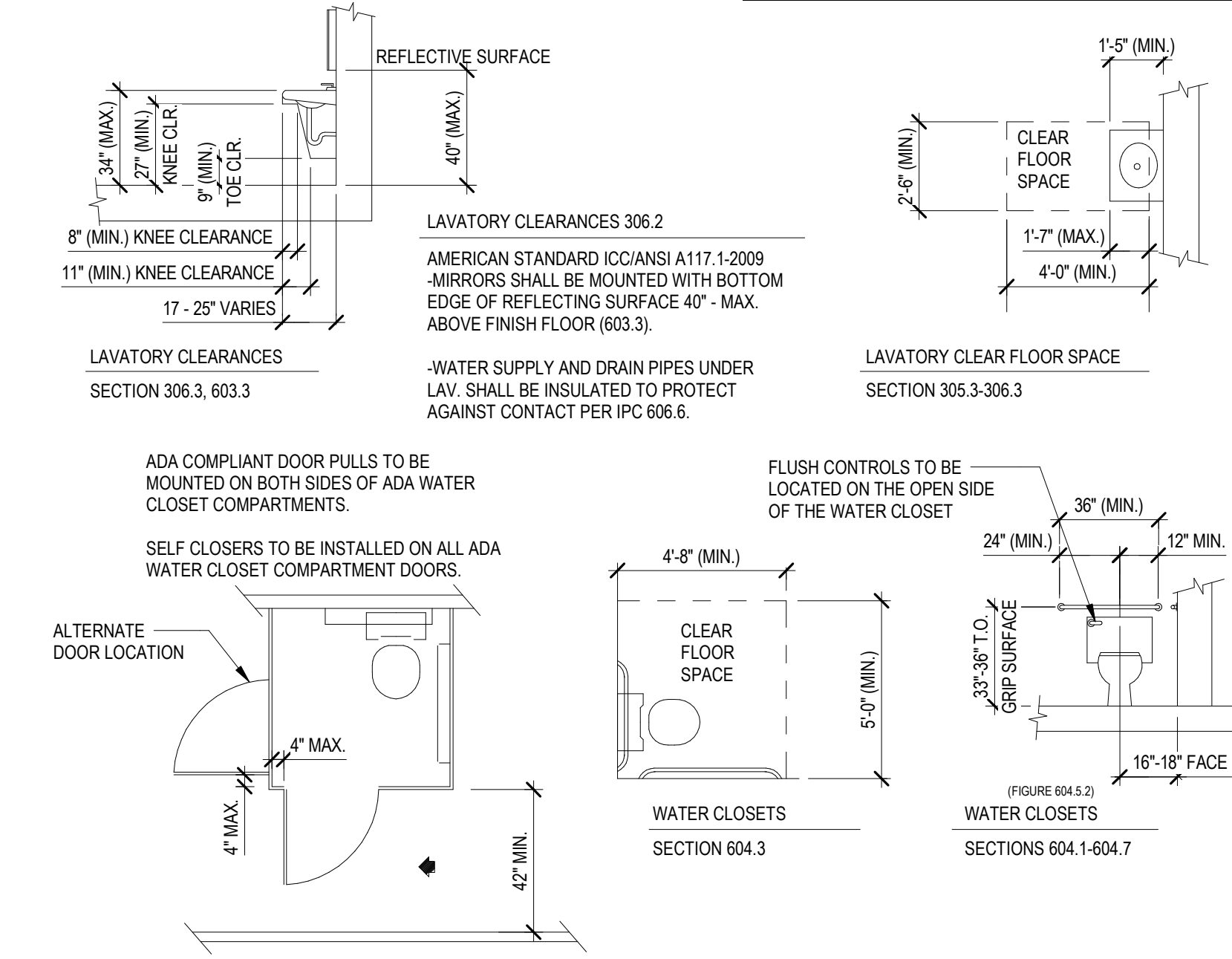
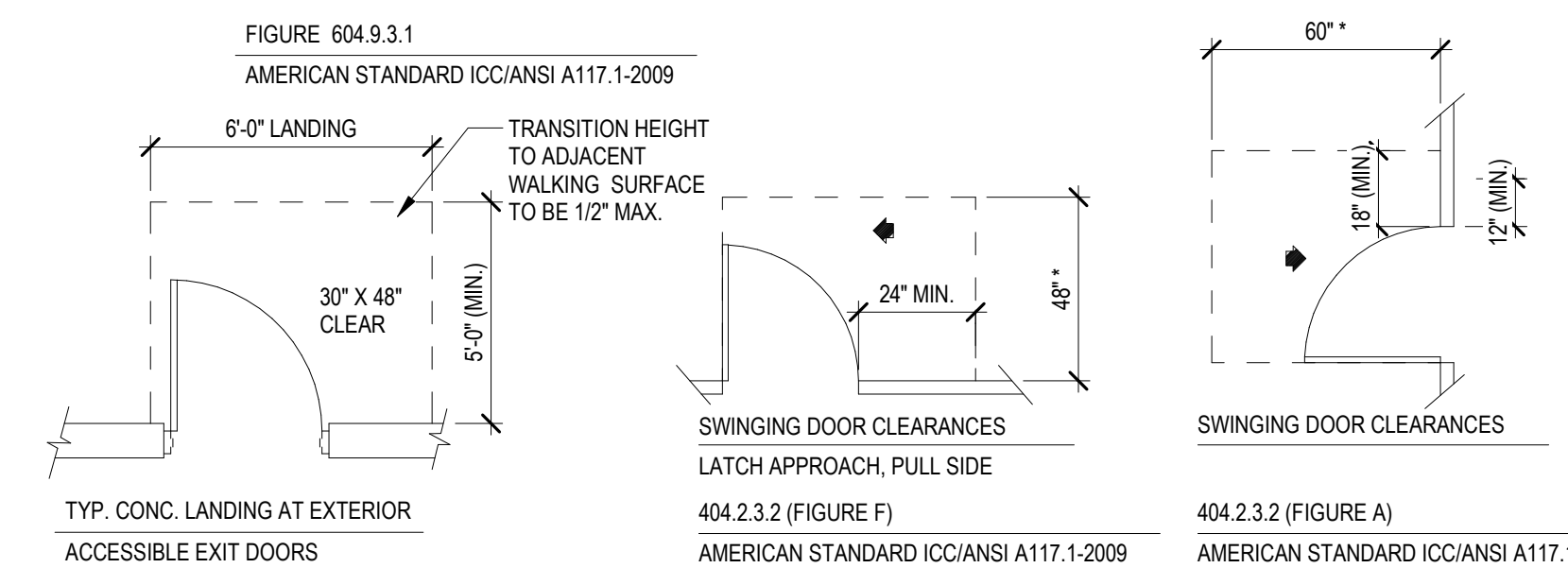
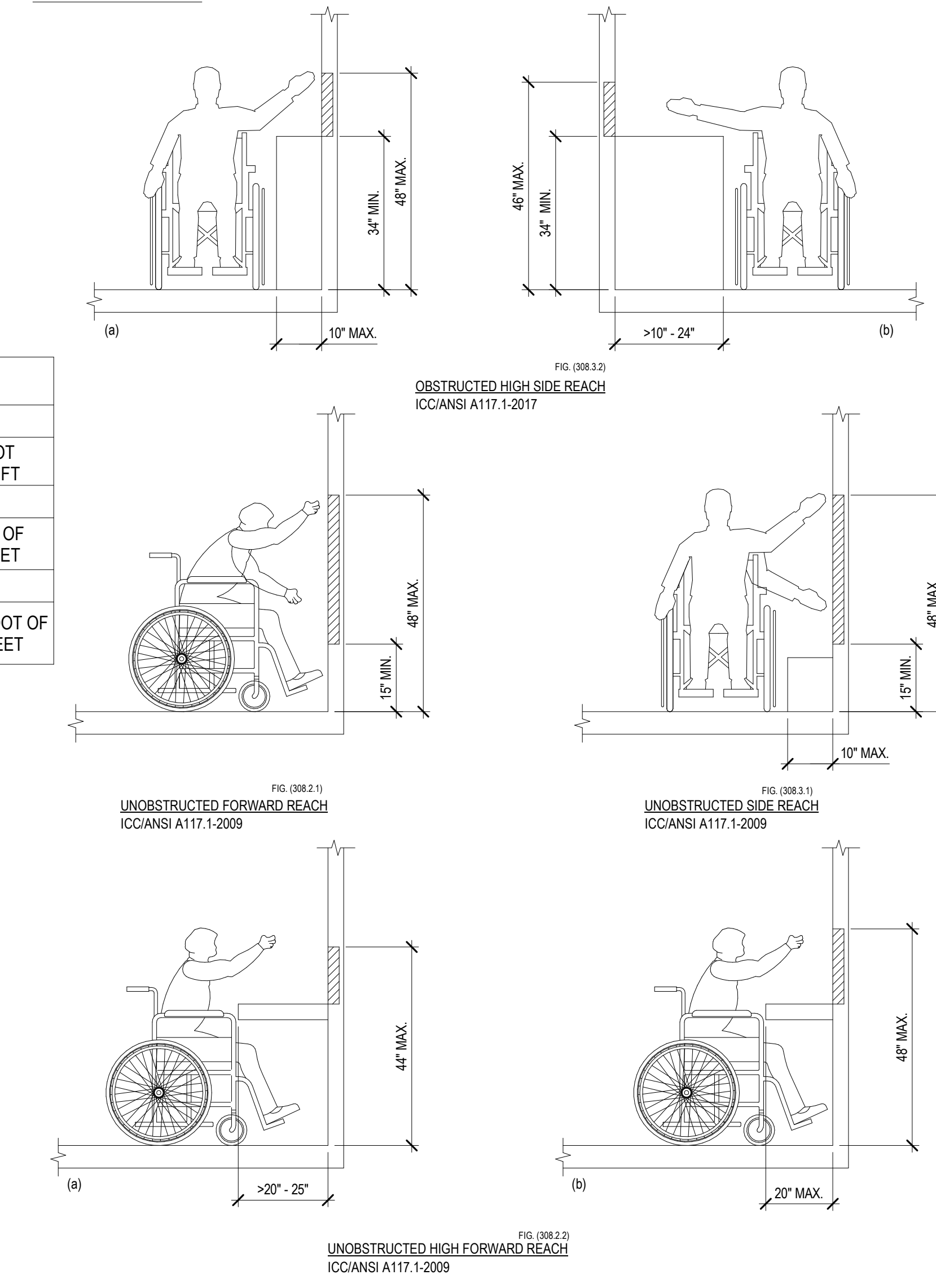
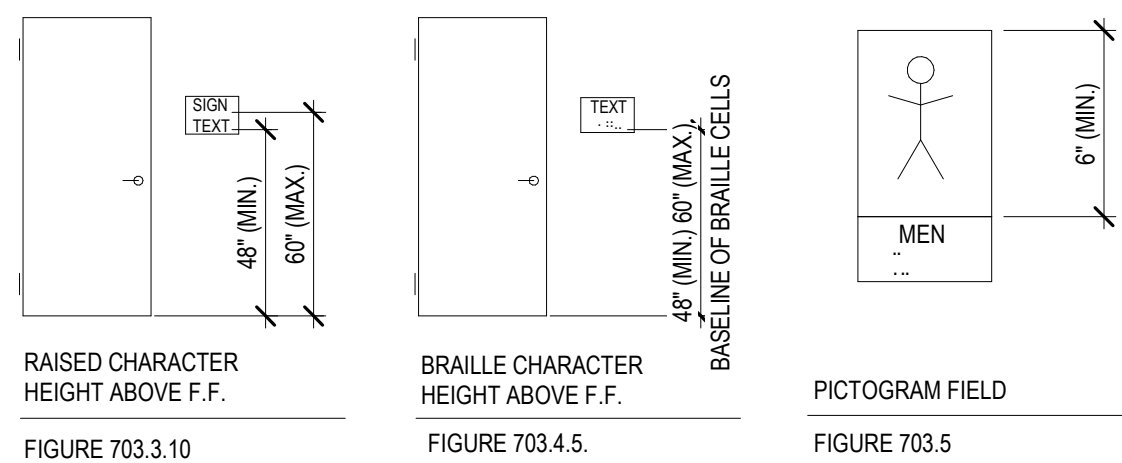


ACCESSIBLE SIGNAGE NOTES

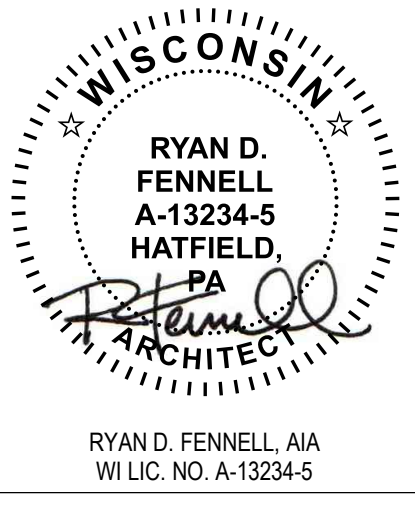
- REQUIRED ACCESSIBLE SIGNAGE SHALL MEET ALL REQUIREMENTS OF ICC/ANSI A117.1-2017 SECTION 703 AND IBC-2015 SECTION 1111.
- REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATION:
 - ACCESSIBLE PARKING SPACES (SEE SITE ENGINEERING PLANS)
 - ACCESSIBLE PASSENGER LOADING ZONES (SEE SITE ENGINEERING PLANS)
 - ACCESSIBLE AREAS OF REFUGE
 - ACCESSIBLE MULTIPLE OR SINGLE USER TOILET ROOMS
 - ACCESSIBLE UNISEX TOILET ROOMS OR ACCESSIBLE FAMILY TOILET ROOMS
- SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AT:
 - AT EACH DOOR TO AN EGRESS STAIRWAY, EXIT PASSAGEWAY AND EXIT DISCHARGE. (THESE TILES SHALL BE TACTILE)
 - AT EACH DOOR LEADING TO AN AREA OF REFUGE. THESE SIGNS SHALL STATE "AREA OF REFUGE" AS WELL AS INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THESE SIGNS SHALL BE TACTILE. IF ILLUMINATED EXIT SIGNS ARE REQUIRED, THESE SIGNS SHALL BE ILLUMINATED AS WELL.
- VISUAL CHARACTER HEIGHT AND MOUNTING SHALL MEET REQUIREMENTS OF ICC/ANSI A117.1-2017. SEE MOUNTING HEIGHT INFORMATION PER FIGURE 703.3.10 AND CHARACTER HEIGHT PER TABLE 703.2.4.
- WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT A DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE TO THE RIGHT SIDE OF THE RIGHT-HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF A DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT WALL.
- TACTILE CHARACTERS SHALL BE 48 INCHES MINIMUM ABOVE THE FLOOR MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES MAXIMUM ABOVE THE FLOOR MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER. PICTOGRAMS PER SECTION 703.5 AND FIGURE 703.5 WITH 6" MINIMUM HEIGHT.
- SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA OF 18" x 18" MINIMUM CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF THE ADJACENT DOOR SWING.
- TACTILE SIGNS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.
- SIGNS REQUIRING TACTILE CHARACTERS SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH ICC/ANSI A117.1-2017. BRAILLE DIMENSIONS PER TABLE 703.4.3.

TABLE 703.5.5 VISUAL CHARACTER HEIGHT

HEIGHT ABOVE FLOOR TO BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 6 FEET (1830 MM)	5/8 INCH (16 MM)
	6 FEET (1830 MM) AND GREATER	5/8 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 6 FT
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 15 FEET (4572 MM)	2 INCH (51 MM)
	15 FEET (4572 MM) AND GREATER	2 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 15 FEET
GREATER THAN 120 INCHES	LESS THAN 21 FEET (6400 MM)	3 INCHES (76 MM)
	21 FEET (6400 MM) AND GREATER	3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET



#	ISSUED FOR:	Item #
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NEW BUILDING FOR:
JOHN'S DISPOSAL
 107 COUNTY ROAD U
 WHITEWATER, WI 53190

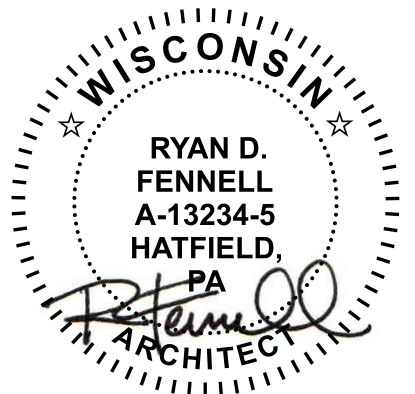
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 2024-09-11

JOB NO.

SHEET TITLE:
ACCESSIBILITY DIAGRAMS

DRAWING NO.
A031

#	ISSUED FOR:	Item #
1	PERMIT	2024-09-11



RYAN D. FENNEL, AIA
WI LIC. NO. A-13234-5

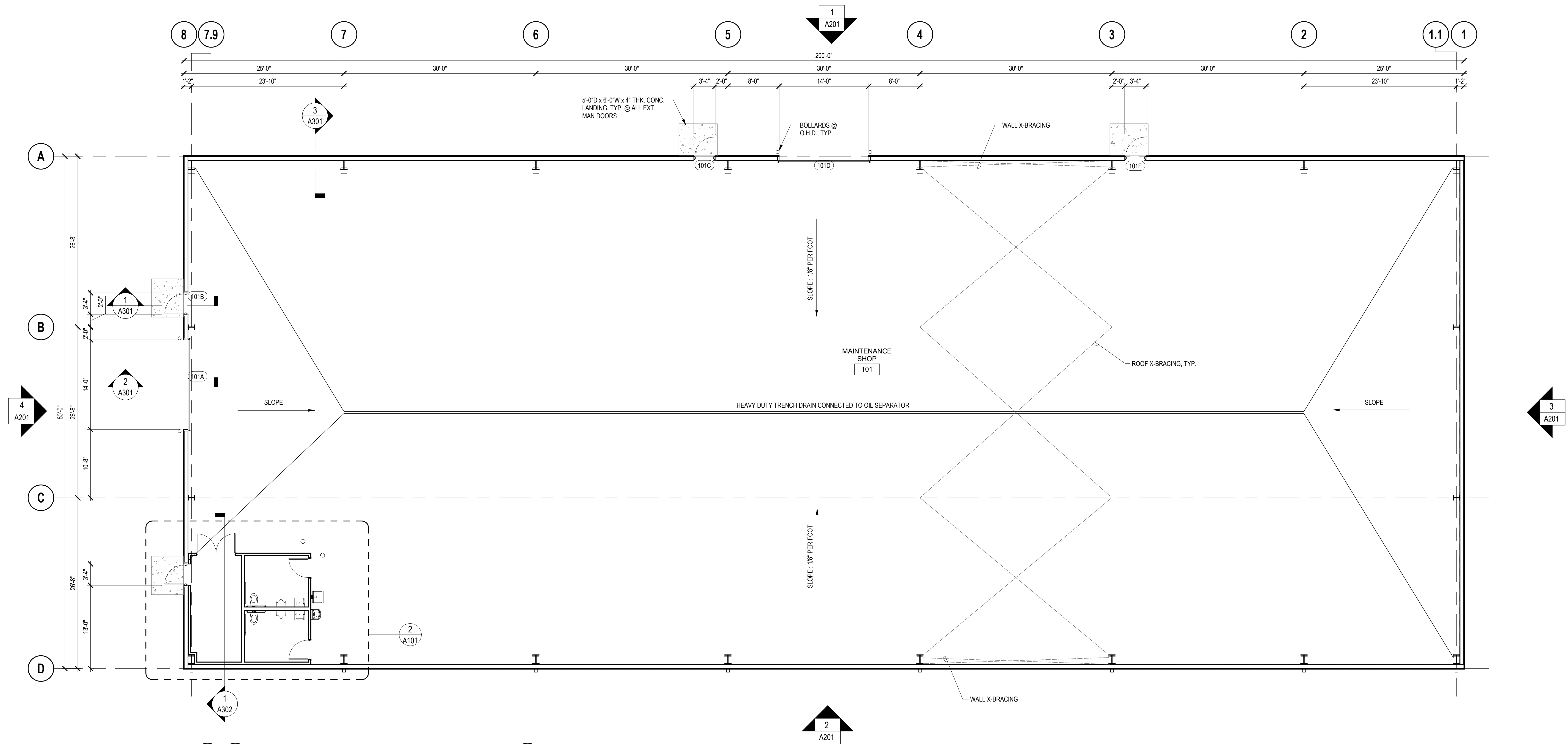
NEW BUILDING FOR:
JOHN'S DISPOSAL

107 COUNTY ROAD U
WHITEWATER, WI 53190

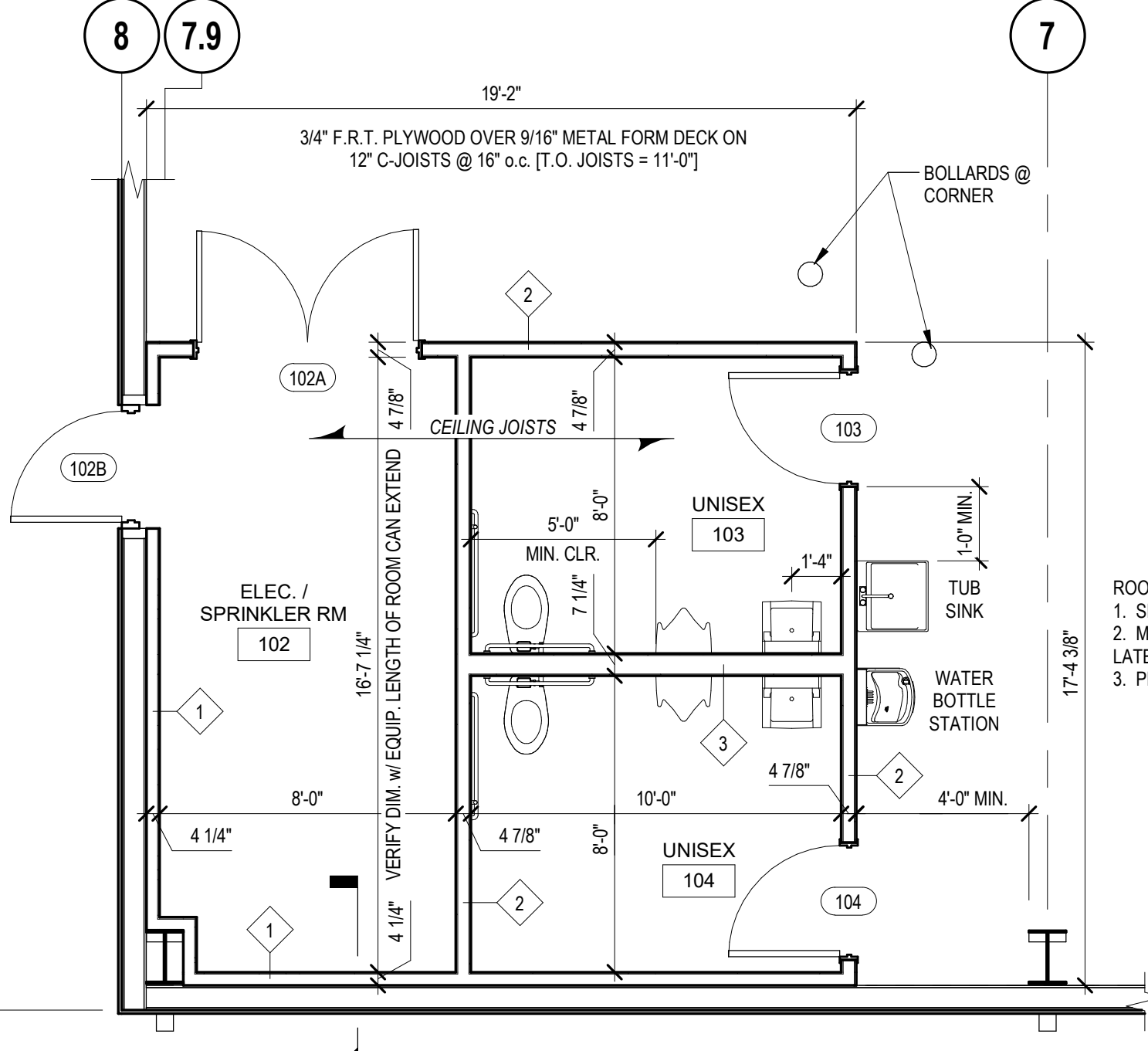
ISSUED FOR:
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2024-09-11

SHEET TITLE:
LEVEL 01 FLOOR PLAN

DRAWING NO.
A101



1 LEVEL 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 LEVEL 01 FLOOR PLAN - ENLARGED
SCALE: 1/4" = 1'-0"

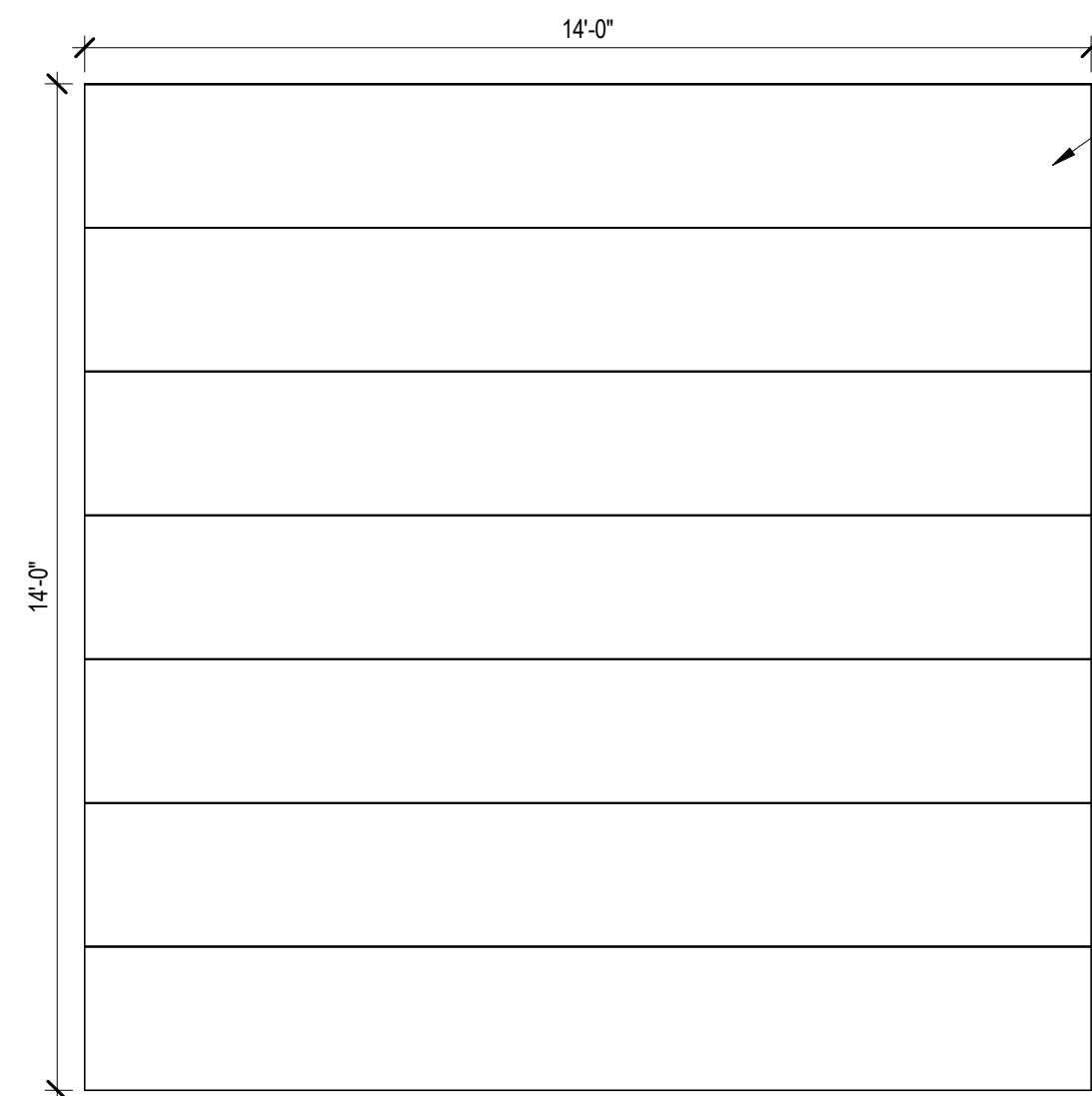
- ROOM FINISHES:
1. SEALED CONC FLOORS OR LVT GLUED TO SLAB IN UNISEX RESTROOMS
 2. MOISTURE RESISTANT GYP. BD. WALLS AND CEILINGS WITH (2) COATS LATEX PAINT OVER PRIMER.
 3. PROVIDE 4" VINYL BASE OVER ALL GYP BD WALL LOCATIONS.

- FLOOR PLAN NOTES**
1. PROVIDE WOOD BLOCKING FOR SUPPORT OF HANDRAILS, ARCHITECTURAL WOODWORK, CABINETS, COUNTERS, TOILET ACCESSORIES, SERVERY AND KITCHEN EQUIPMENT, ETC. TYPICAL.
 2. ALL DIMENSIONS TO METAL STUD WALLS ARE TO FINISH FACE OF WALL. ALL DIMENSIONS TO CMU WALLS ARE TO FACE OF CMU.
 3. ALL INTERIOR GYP. BD. WALLS, FRAMES, AND DOORS TO BE PAINTED, UNLESS OTHERWISE NOTED.
 4. ALL GYP. BD. CEILINGS AND SOFFITS TO BE PAINTED.

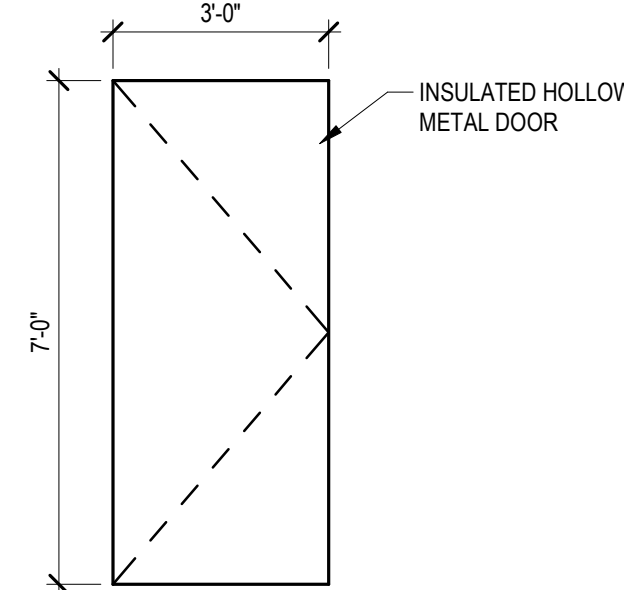
CONSTRUCTION LEGEND

###	DOOR TAG - SEE SCHEDULE
#	PARTITION TAG - SEE TYPE DRAWINGS

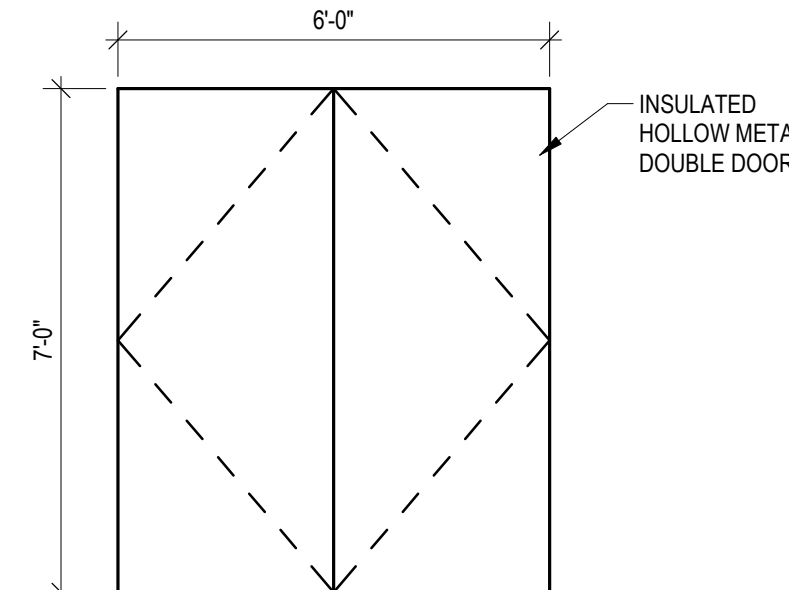
DOOR TYPES



TYPE "A" DOOR

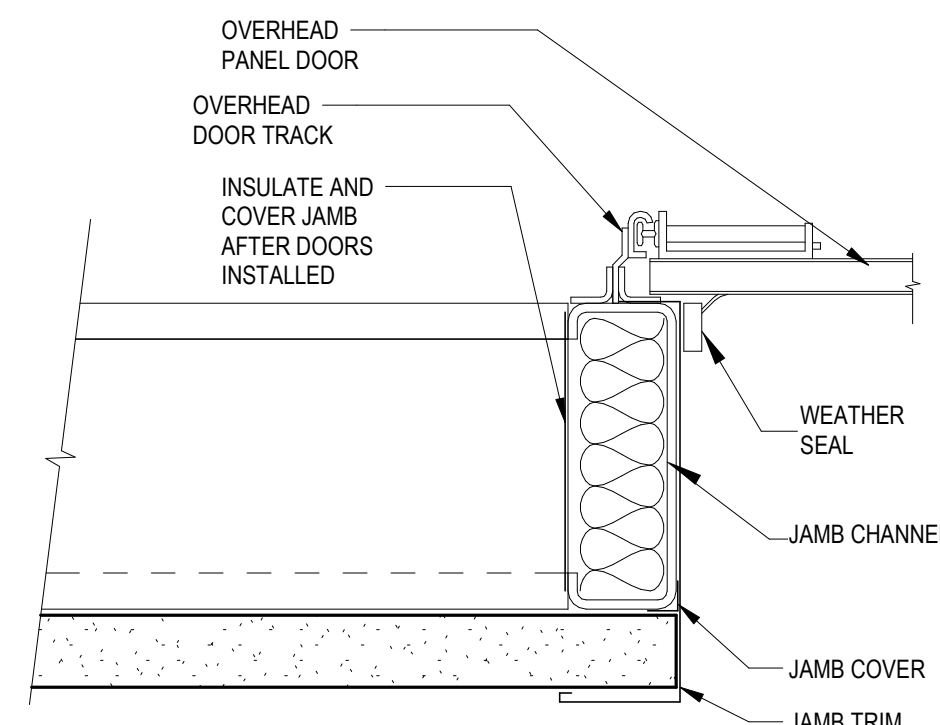


TYPE "B" DOOR

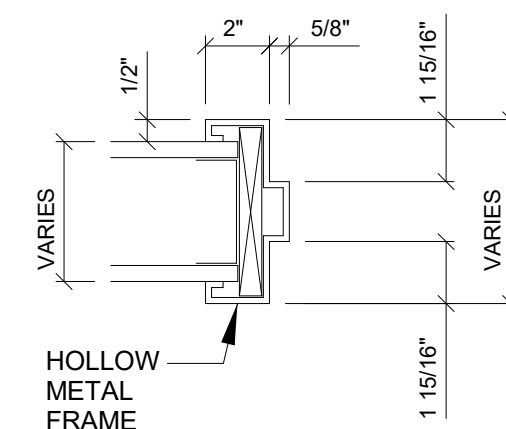


TYPE "C" DOOR

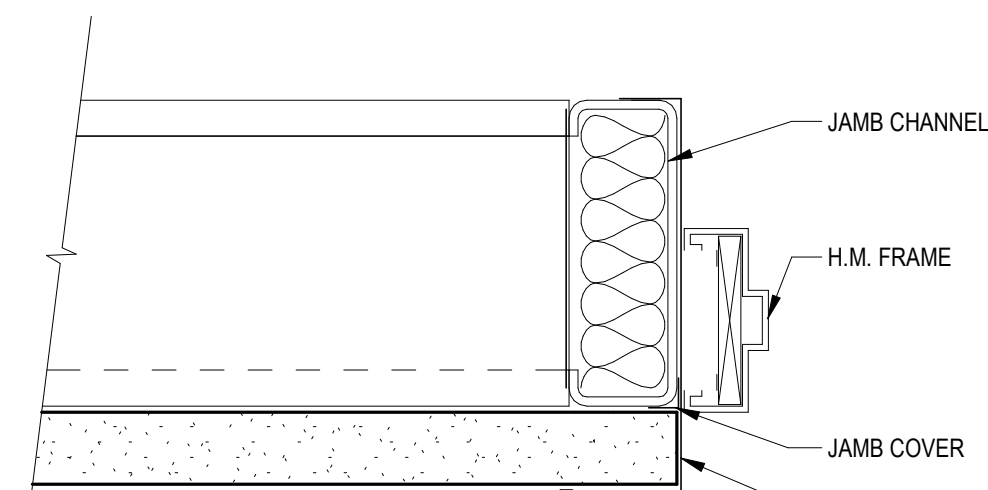
JAMB TYPES



TYPE 1 FRAME

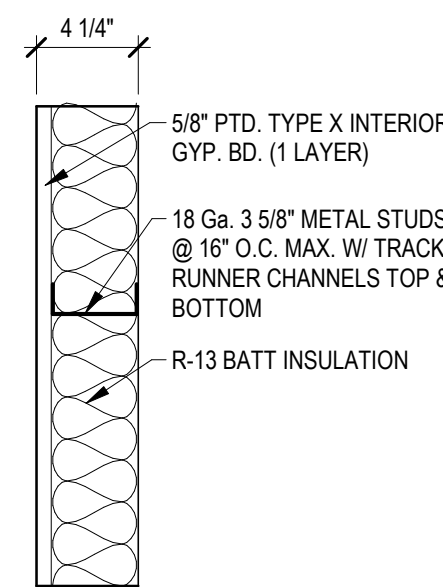


TYPE 2 JAMB



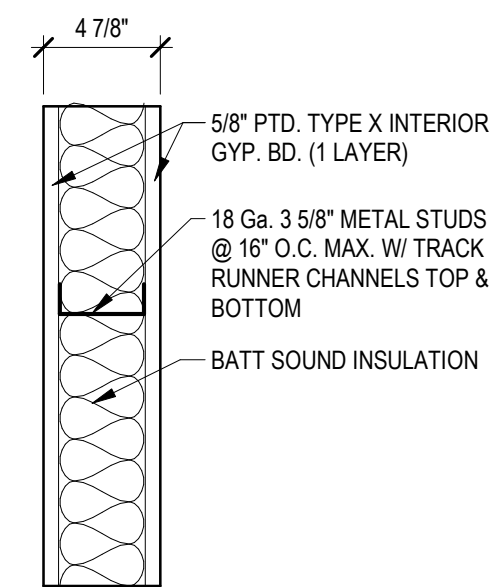
TYPE 3 FRAME

PARTITION TYPES



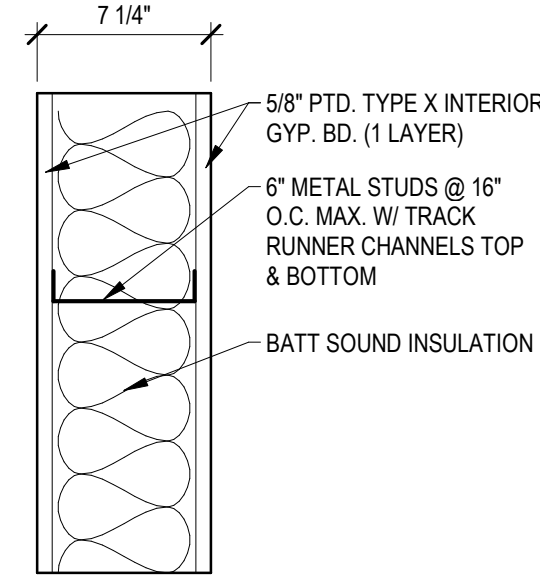
1 PARTITION TYPE 1

EXTEND PARTITION TO 10'-0\"/>



2 PARTITION TYPE 2

EXTEND PARTITION TO 10'-0\"/>



3 PARTITION TYPE 3

EXTEND PARTITION TO 10'-0\"/>

PARTITION NOTES:

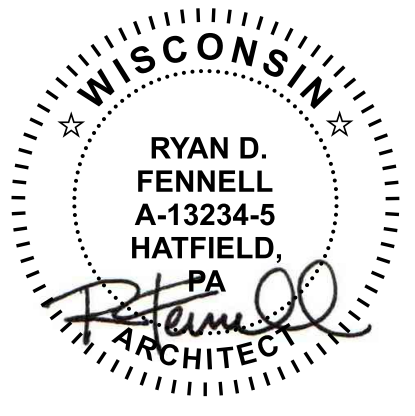
- SEE FLOOR PLAN FOR LOCATION OF PARTITION TYPES
- SIZE AND GAUGE OF STUDS LISTED SHALL BE AS DETERMINED BY MANUFACTURER'S HEIGHT LIMITATIONS FOR NON-BEARING INTERIOR WALLS (1/240 MIN. DEFLECTION)
- STUDS EXCEEDING ALLOWABLE HEIGHTS SHALL BE BRACED ABOVE THE CEILING WITH 25 GA. METAL STUDS AT 4'-0\"/>
- ALL WET AREAS (TOILET ROOMS, JAN. CL. ETC.) SHALL RECEIVE MOISTURE RESISTANT GYPSUM BOARD
- PROVIDE CONTROL JOINTS IN GYPSUM WALLS AT 30'-0\"/>
- SMOKE AND FIRE STOPPING TO BE PROVIDED AT PENETRATIONS THROUGH RATED PARTITIONS
- PROVIDE FULL HT. DOUBLE STUDDED FRAMES AT ALL DOOR JAMBS
- PROVIDE ACOUSTIC SEALANT AT HEAD AND SILL OF EACH ACOUSTICALLY INSULATED PARTITION
- PROVIDE SOLID FIRE-RESISTANT BLOCKING FOR AREAS TO RECEIVE WALL-HUNG CABINETS OR APPLIANCES

DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DOOR MATERIAL	DOOR HEIGHT	DOOR WIDTH	FIRE RATING	FRAME TYPE	FRAME MATERIAL	LOCK TYPE	P BAR	CLOSER	COMMENTS
101A	A	STEEL	14'-0"	14'-0"		1	STEEL				INSULATED DOOR, MOTORIZED OPERATOR
101B	B	H.M.	7'-0"	3'-0"		3	H.M.	ENTRANCE	X	X	
101C	B	H.M.	7'-0"	3'-0"		3	H.M.	ENTRANCE	X	X	
101D	A	STEEL	14'-0"	14'-0"		1	STEEL				INSULATED DOOR, MOTORIZED OPERATOR
101F	B	H.M.	7'-0"	3'-0"		3	H.M.	ENTRANCE	X	X	
102A	C	H.M.	7'-0"	6'-0"		2	H.M.	STORAGE			
102B	B	H.M.	7'-0"	3'-0"		3	H.M.	ENTRANCE	X	X	
103	B	H.M.	7'-0"	3'-0"		2	H.M.	PRIVACY			
104	B	H.M.	7'-0"	3'-0"		2	H.M.	PRIVACY			

DOOR NOTES:

- ALL HARDWARE TO BE VERIFIED WITH OWNER PRIOR TO ORDER
- TYPICAL DOOR HARDWARE TO BE LEVER STYLE HANDLE TO MEET IBC 1008.1.8.1 AND A117.1-2017-404.2.6 UNLESS OTHERWISE NOTED IN SCHEDULE.
- ALL EXTERIOR DOORS ARE TO HAVE SWEEPS AND WEATHER STRIPPING FOR AIR SEALING AND, IN ADDITION, BRUSH ASTRAGAL SETS AT CENTER SEAM OF H.M. DOUBLE DOORS AND PILE WEATHERSTRIPPING AT CENTER SEAM OF STOREFRONT DOUBLE ENTRANCE DOORS
- ALL DOORS TO HAVE DOOR SILENCERS
- PROVIDE DOOR STOPS FOR ALL DOORS AS REQUIRED
- ALL DOOR GLASS SHALL BE TEMPERED
- PER ANSI 117.1: ALL THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE LEVELED WITH A SLOPE NO GREATER THAN 1:12
- PER ANSI 117.1 ANY DOOR WITH A CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO AN OPEN POSITION OF 12 DEGREES. DOORS WITH SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
- PER ANSI A117.1 THE OPERATIONAL FORCE TO RETRACT LATCHES OR DISENGAGE DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION SHALL BE AS FOLLOWS:
HARDWARE OPERATION BY A FORWARD, PUSHING OR PULLING MOTION: 15 LBS
HARDWARE OPERATION BY A ROTATION MOTION: 20 LBS
- PER ANSI A117.1 FIRE DOORS AND GATES REQUIRED TO BE EQUIPPED WITH PANIC HARDWARE, BREAK AWAY FEATURES OR OTHER FACTORS REQUIRING HIGHER OPENING FORCE FOR SAFETY REASONS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE IN SCOPING PROVISIONS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION. FOR OTHER DOORS OR GATES, THE FORCE FOR PUSHING, PULLING OR SLIDING OPEN DOORS OR GATES SHALL BE 5 LBS MAXIMUM. THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION SHALL NOT APPLY TO PANIC HARDWARE, DELAYED EGRESS DEVICES OR FIRE-RATED HARDWARE.
- PER IECC ALL LOADING DOCK DOORS SHALL BE EQUIPPED WITH WEATHER SEALS TO RESTRICT INFILTRATION WHEN VEHICLES ARE PARKED IN THE DOORWAYS.
- ALL 7'-0" TALL SWINGING DOORS FULLY SURROUNDED BY MASONRY WALLS SHALL HAVE 4" HEAD FRAMES TO ALIGN WITH MASONRY COURSINGS AT 7'-4" HEIGHT.
- DOORS CONTAINING GLAZING PANELS THAT PERMIT VIEWING SHALL HAVE THE BOTTOM 43 INCHES OR LESS ABOVE THE FLOOR OR THE LOWEST PART MORE THAN 66 INCHES ABOVE THE FLOOR.



RYAN D. FENNEL, AIA
WI LIC. NO. A-13234-5

NEW BUILDING FOR:
JOHN'S DISPOSAL

107 COUNTY ROAD U
WHITEWATER, WI 53190

ISSUED FOR:
PERMIT
2024-09-11

JOB NO.
SHEET TITLE:
DOOR & WINDOW SCHEDULES

DRAWING NO.
A151

Print

Site Plan Application - Submission #1243

Date Submitted: 2/11/2025

City of Whitewater

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

Neighborhood Services

Site Plan Application

Site Plan Application Checklist (Please read)**Applicant**

1. Fill out Planning Request Form and Plan of Operation Form. Digital copies of all submittal materials:
 - a. Application Forms
 - b. Landscaping plan indication location, type and size of materials (Please review Landscaping Guidelines)
 - c. Stormwater and Erosion Control Applications (Separate Forms)
 - d. Lighting Plan (Photometric) Plan
 - e. And any other materials you feel are pertinent

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 Commission
5. When application is complete and approved by Staff it will then be forwarded to Plan Commission

Process

1. Plan Commission considers applicant's request and staff review 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.

Urban Forestry Commission normally meets the fourth Monday of each month at 5:30 p.m.

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

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

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

Site Plan

Choose File No file chosen

Landscaping Plan

Choose File No file chosen

Lighting Plan

Choose File No file chosen

Other Information

Choose File No file chosen

Planning Request

General Project Information

Project Tax Id #

292-0515-3312-000

Project Address*

107 Cty Rd U Whitewater WI 53190

Project Title (if any):

John's Disposal -- Recycling Center

Applicant, Agent & Property Owner Information

Applicant's Name*

Ross Walton

Applicant's Company*

Walton Enterprises

Item 4.

Address*

W3442 Vannoy Dr

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-949-4871

Email Address*

rosswalton83@gmail.com

Agent's Name

Peter Weston

Agent's Company

The Design Alliance Architects, Inc.

Address

1003 Madison Ave

City

Fort Atkinson

State

WI

Zip Code

53538

Phone Number

920-563-3404

Fax Number

Email Address

pete@tdafort.com

Item 4.

Owner's First Name (if Different from applicant)

Dan

Owner's Last Name

Jongetjes

Address

107 Hy U

City

Whitewater

State

WI

Zip Code

53190

Phone Number

262-903-8030

Fax Number

Email Address

dan@johnsdisposal.com

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 \$300.00 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.

Plan of Operations

Property Information

Tenant Information

Property Tax Key #

292-0515-3312-001

Previous Business Name*

n/a

Property Address

107 Cty Rd U

Years in Operation*

56

Property Owner Name*

Basura, LLC

New Business Name*

n/a

Owner's Mailing Address*

7311 Omega Circle

Name of Operator*

John's Disposal

City, State and Zip Code*

Franksville, WI 53126

Operator's Mailing Address*

107 Hy U

Owner's Phone Number*

262-903-8030

Operator's City, State and Zip Code*

Whitewater Wi 53190

Owner's Email*

dan@johnsdisposal.com

Operator's Phone and Email*

262-903-8030 dan@johnsdisposal.com

New Business Use/Operation Information

Description of Business Use or Operations*

Recycling center and truck maintenance.

Previous Use of Space*

n/a

Hours of Operation (Weekdays)*

7:00 am - 4:30 pm

Hours of Operations (Weekends)*

Saturday 1/2 day

Item 4.

Total Area Space (SQF)*

16,000

Toilet Fixtures*

2

of Full Time Employees*

6

of Part Time Employees*

n/a

Customer Seating*

Yes

No

Seating Capacity*

n/a

Total Employee Hours Per Year (including 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*

Recycling center.

Building B

Note: Building A -- recycled oil is stored / shipped from site.

Building C

Will there be any problems resulted form 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

Item 4.

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)*

Free standing

Monument

Projecting

Awning/Canopy

Electronic Message

Pylon

Arm/Post

Window

Mobile/Portable or Banner

None

Other

If other describe

Location of Signs*

n/a

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*

Wall pacs.

Location*

Face of building.

Utilities

**Will you be connected to City
(Check all that apply)***

- 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 for the well 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*

Two restrooms.

Surface Water drainage facilities (describe or include in site plan)*

Existing to remain. Building is located on existing hard-surface area (gravel).

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 Required)*

- Yes
- No

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

- 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
- Multi-Family Dwellings
- Art, Music, and School supply stores and galleries
- Antique, collectible and hobby craft stores
- Automotive and related parts stores, without servicing
- Hotel 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
- Department Stores
- 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
- Stationary 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
- Coffee Shops
- Cultural arts centers and museums
- Post Offices
- Ice cream shops and cafes
- Toy stores
- Agricultural services
- Lumberyards, building supply stores and green houses
- Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- Research facilities, development and testing laboratories, including testing facilities and equipment

- Retail sales and services linked to manufacturing or warehousing
- Production, or processing, cleaning, servicing, testing or remailer or 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 ultrasound products, manufacturing and assembly
 - d. Medial 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 store
- Variety stores
- Charitable or nonprofit institution and facilities
- Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing and general contracting) provided that there are no significant environmental emissions (odor or waste)
- Catalog and e-commerce sales outlets
- Day spas
- Gift Shops
- Public Parking lots
- Tourist information and hospitality centers
- Dance studio
- College and Universities
- Private recreation facilities
- Freight terminals, trucking servicing and parking, warehousing and inside storage
- More than one pricipal structure on a lot when the additional building is a material and direct part of the primary business
- Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- Telecommunication centers (not including wireless telecommunications facilities)

Item 4.

Permitted Conditional Uses (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 semi public 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 Occupations/Professional Home offices requiring customer access
- Bead Breakfast establishments
- Conversion of existing single-family dwellings to two-family attached dwellings
- Profession 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
- All uses with drive-in and drive-thru facilities
- Automobile repair and service
- Taverns and other places selling alcoholic beverages by the drink
- daycare adult, child and doggie
- Large Retail and Commercial Service Developments
- Motor Freight Transportation
- Light Manufacturing and retail uses
- Automobile and small engine vehicles sales and rental facilities
- Car washes
- Gasoline service station, including incidental repair and service
- Funeral homes and crematory services
- Liquor or tobacco stores
- Wholesale trade of durable and non durable 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 Statutes or Municipal Ordinances regarding my business and its lawful operations.

Applicant's Signature*

Date*

Inspector's Signature

Date

Ross Walton

2/11/2025

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*

John's Disposal -- Recycling Center

PROJECT LOCATION*

107 Hy U

APPLICANT INFORMATION

NAME*

Ross Walton

MAILING (BILLING) ADDRESS*

W3442 Vannoy Dr

PHONE*

262-949-4871

EMAIL ADDRESS*

rosswalton83@gmail.com

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

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

RATES

City Administration Hourly Rate Shall Not Exceed

Director of Economic Development: Taylor Zeinert \$56.55

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blich \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$36.63

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Harrison, Williams & McDonell, LLP

Attorney Jonathan McDonell \$255.00

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

City Use only Below

Item 4.

Building Inspector Date Received

Review By

Zoning Administrator Date Received

Review By

Occupancy Classification

Occupancy Classification 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

March 3, 2025

To: Whitewater PARC & Common Council

RE: Whitewater University Technology Park Zoning District

The City of Whitewater, the Whitewater Community Development Authority, and the University of Wisconsin-Whitewater collaborated in 2011 to build and maintain the Whitewater University Technology Park and Innovation Center. The City of Whitewater supports the building, while UW-Whitewater provides mentorship, resources, and programming.

The 130-acre Whitewater University Technology Park was designed with expansion, relocation and business needs in mind and the Whitewater Innovation Center offers a collaborative environment with unique access to university services for business start-ups and entrepreneurs. The WUTP district is established to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices; research, testing, and development institutions; and certain specialized manufacturing establishments compatible with an office and research setting, all of a non-nuisance-type and public parks. The essential purpose of this district is to achieve development which is practical, feasible and economical and an asset to the owners, neighbors, and the community and to promote and maintain desirable economic development activities in a park like setting with well-designed sites and buildings.



The Technology Park Zoning District is unique to the City of Whitewater, as it is similar to a business or industrial park zoning designation, however, has been specifically designed to help facilitate growth, participation, and partnership with the State of Wisconsin University, which occupies a large portion of the City of Whitewater. Within this zoning district the permitted uses include:

1. Production, or processing, cleaning, servicing, testing or repair of materials, goods or products, limited to the following uses, products, components, or circumstances:
 - a. Electronic and electrical products and 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 at the University of Wisconsin-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 simulation, computer hardware and software development, and safety engineering.
 - h. Scientific and precision instruments and components, including robotics.
2. Research, development and testing laboratories, including testing facilities and equipment.
 3. Business and professional offices.
 4. Pilot plants or other facilities for the testing of manufacturing, processing or fabrication methods, or for the testing of products or materials.
 5. Telecommunication centers (not including wireless telecommunication facilities as regulated in Section 19.55).
 6. Restaurants, without drive-up or drive-through service.
 7. Colleges and universities (not including housing or residential uses).
 8. Public parks and public recreation use facilities, including, but not limited to, Moraine View Park and the planned athletic facilities, trail and possible playground therein.

Many other uses are also a possibility within this zoning district as a conditional use or an accessory use per section 19.38 of our municipal ordinances. The lot sizes within the Technology Park were designed with a minimum lot size of one acre, so that substantial development could be achieved. Within this specific zoning designation careful consideration must be given to each project that is approved through the PARC. The Whitewater Municipal Ordinance has



established specific guidelines similar to covenants, in correlation with the University of Wisconsin-Whitewater, for all new development within the Technology Park. The purpose of these guidelines is to help achieve a consistent aesthetic throughout the park and various businesses and buildings within the park.

In the WUTP district, the following development standards shall apply, in addition to any standards that may be required by covenant:

1. Building placement. The position of buildings and parking on all lots shall be in general accordance with Exhibit A (Whitewater University Technology Park, Lot Standards & Conceptual Site Configurations), except where an alternative arrangement will be more in keeping with the limitations and opportunities of the lot, with pre-existing development on adjacent lots, with the actual lot configurations that may be created or adjusted over time, or with any combination.
2. Building Design and Materials. All buildings shall be sited, designed, and constructed in such manner as to provide an aesthetically pleasing development, emphasizing building styles, designs, and materials that are modern or contemporary in nature; that reinforce a technology park theme, and that promote sustainability, energy efficiency, and environmental responsibility. Buildings shall be designed for compatibility with adjoining structures within the district, especially as it relates to rooflines and building materials. Permitted materials shall include masonry, concrete, stone, exterior insulation and finishing system (EIFS), dry-vit, glass, and decorative architectural grade metal as a design detail, except where other quality materials are also allowed during plan review.

No building shall be designed with long, uninterrupted, horizontal blank walls facing any public right-of-way or public park. The primary entrance of the building shall face or be visible from the public right-of-way that provides principal access to the lot.

3. Accessory Buildings. Accessory buildings and ancillary structures such as fences, walls, and dumpster enclosures shall be designed to be architecturally compatible with the principal building on the lot.
4. Accessory Off-Street Parking and Loading. Accessory off-street parking lots, loading berths, and access driveways shall be located, designed and improved so as to provide for safe and convenient access from adjoining streets, safe and convenient circulation within the site, and an aesthetically pleasing site design. Parking lots and access driveways shall be designed and located so that such facilities do not provide a direct unlandscaped view from the street to the parking lot or access driveway.
5. Landscaping and Site Development. To provide a park-like setting, all lots shall be landscaped, including the provision of canopy-type shade trees. When adjacent, connected, or within thirty feet of an environmental corridor or environmental corridor buffer, all existing mature, healthy trees shall be retained and protected, where possible, during construction as per city of Whitewater forestry guidelines. All land areas not covered by buildings, structures, storage areas, parking lots, loading areas and driveways shall be landscaped and maintained. Landscaping shall mean decorative plazas, mounds, environmental preserves, enhancements of wetlands, stormwater features designed as landscape enhancements, features incorporated into the landscape for the purpose of

improving sustainability of the site, pools or the planting of grass, shrubs, trees and other plant materials or other comparable surface cover. Use of bioswales, rain gardens, prairie plantings in lieu of lawn, and native planting solutions are encouraged. Decorative berms with organic shapes are encouraged, rather than more rigid, angular, or straight berm designs. Wherever possible, ponds, wetlands, and/or storm water detention and/or retention basins should be intentionally designed to provide an aesthetic element to the site.

6. **Lighting.** Exterior lighting shall be designed to provide uniform illumination with low glare. All exterior lights shall be full cut-off, dark-sky compliant fixtures. Parking lot and driveway fixtures shall not exceed thirty feet in height. Pedestrian pathway lights shall not exceed fifteen feet in height. LED or equivalent low-energy lighting is preferred on all external lighting fixtures. Electrical reflectors, spotlights, floodlights, and other sources of illumination may be used to illuminate buildings, landscaping, signs, and parking and loading areas on any site, but only if they are equipped with lenses or other devices which concentrate the illumination upon such buildings, landscaping, street graphics, and parking and loading areas. All lighting shall be directed away from residences and public rights-of-way and other public lands. All lighting shall be in compliance with Section 19.57.150.
7. **Storage Areas.** All storage, except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened from adjoining properties and public rights-of-way by an opaque screening wall or fence with such wall or fence

not less than six feet nor more than eight feet in height, and no materials stored shall exceed the height of such screening wall or fence. All outside storage areas shall be located to the rear of buildings and shall be limited to not more than five percent of the total lot area. Landscaping shall be required on the outside of the opaque screen wall or fence. No chain link or barbed wire fence shall be allowed. Fences are not permitted between the public street and the front building façade. On corner lots, fences are not permitted between the public street and any building façade.

8. Signs. All signs shall meet applicable standards in Chapter 19.54, and the specific requirements set forth for the M-1 district in the table contained in Section 19.54.052.
 - a. No ground sign shall exceed a maximum height of eight feet and a maximum gross area of forty-eight square feet. All ground signs shall be incorporated in the landscape plan, including the provision of plant materials at the base of such signs.
9. Prohibited Site Uses. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination. To reduce



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

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

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

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

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


13. Mechanical Equipment. Mechanical equipment mounted on the roof shall be screened and/or positioned in a method that is architecturally compatible with the building and set



back, providing screening from public view. All ground-mounted equipment shall be screened from public areas.

For any additional questions please contact Allison Schwark, Zoning Administrator, at 262-249-6701.

Sincerely,


Allison Schwark
Code Enforcement Officer
Zoning Administrator
City of Whitewater