



Plan & Architectural Review Meeting

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

Monday, July 13, 2026 - 6:00 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.

Citizen participation is welcome during topic discussion periods.

<https://teams.microsoft.com/meet/22439227686369?p=d8QcyFvnla58sSGkbb>

Dial in by phone

+1 929-229-5663,,717540253# United States, New York City

Find a local number

Phone conference ID: 717 540 253#

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

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

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

HEARING OF CITIZEN COMMENTS

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

CONSENT AGENDA

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

1. Approval of June 1, 2026 Special Meeting Minutes.
2. Approval of June 8, 2026 Minutes

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- [3.](#) Discussion and recommendation to Common Council the vacation of the public platted unnamed alley west of North Jefferson Street, North of East Main Street and South of East North Street.
- [4.](#) Discussion and possible approval for a Conditional Use Permit and Site Plan Review for Dan Legge for a detached garage of 2,263.2 square feet. Located at 212 South Esterly Street-Parcel #: /A288100003.
- [5.](#) Discussion and possible approval of a Conditional Use Permit for Danielle Parsell d/b/a Flowing Well Saloon for alcohol by the drink. Located at 132 West Center Street. Parcel Id # /OT 00065.

CONSIDERATION/DISCUSSION/REPORTS

- [6.](#) Discussion and Possible Approval for an Amended Site Plan Review for parking lot modifications for Lavelle Industries. Located at 1215 N Universal Blvd, Parcel # /A521000001.
- [7.](#) Review and Discuss with Attorney Steven Cheseboro regarding limitations relating to site visitation and role of commission members.
- [8.](#) Review, discuss and direct staff regarding Policy for Preliminary and Final Certified Survey Maps.
- [9.](#) Review and Discuss the notification of an application to Landmark the Stone Stable, located in Municipal Parking Lot A.
- [10.](#) Review and Discuss a concept plan for Seven Brew Coffee to be located at the former Bicyclewise location at 1155 W Main Street. Tax Parcel # /L 00007.

ADJOURNMENT

FUTURE AGENDA ITEMS

NEXT MEETING DATE AUGUST 10, 2026.

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

**c/o Community Development
312 W. Whitewater Street
Whitewater, WI 53190
or ldostie@whitewater-wi.gov**

This agenda may include quasi-judicial items addressing the specific outcome for an individual or property, such as zoning appeals, conditional use permits, or other land use decisions. For quasi-judicial items, board/commission members are only able to consider information presented by interested parties or the public on the record during this meeting. Board/Commission members should not conduct their own investigation but may request additional information from the interested parties.

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.



Special Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190

*In Person and Virtual

Monday, June 01, 2026 - 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairman, Councilmember Neil Hicks
Board Member Bruce Parker
Board Member Marjorie Stoneman
Board Member Carol McCormick
Vice Chairman Lynn Binnie
Board Member Sherry Stanek
Councilmember Gavin Kelleher

ABSENT

Board Member Tom Miller

STAFF

Mason Becker, Community Development Director
Allison Schwark, Zoning Administrator
Llana Dostie, Zoning Specialist
Brad Marquardt, Public Works Director

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.

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

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

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

CONSIDERATION/DISCUSSION/REPORTS

1. Discussion and possible approval of Site Plan and Certified Survey Map Review for Lifetime Manufacturing, LLC.

Zoning Administrator Schwark provided a background on Site Plan and CSM applicant application. This is the third meeting that the applicant presented to the Commission.

Board Member Stoneman asked applicant about stormwater and soccer fields.

Brad Marquardt, Director of Public Works Director answered stormwater question.

Board Parker asked about berming.

Motion to approved Site Plan with Planner's and Urban Forestry recommendations.

FUTURE AGENDA ITEMS

NEXT MEETING DATE

June 8, 2026

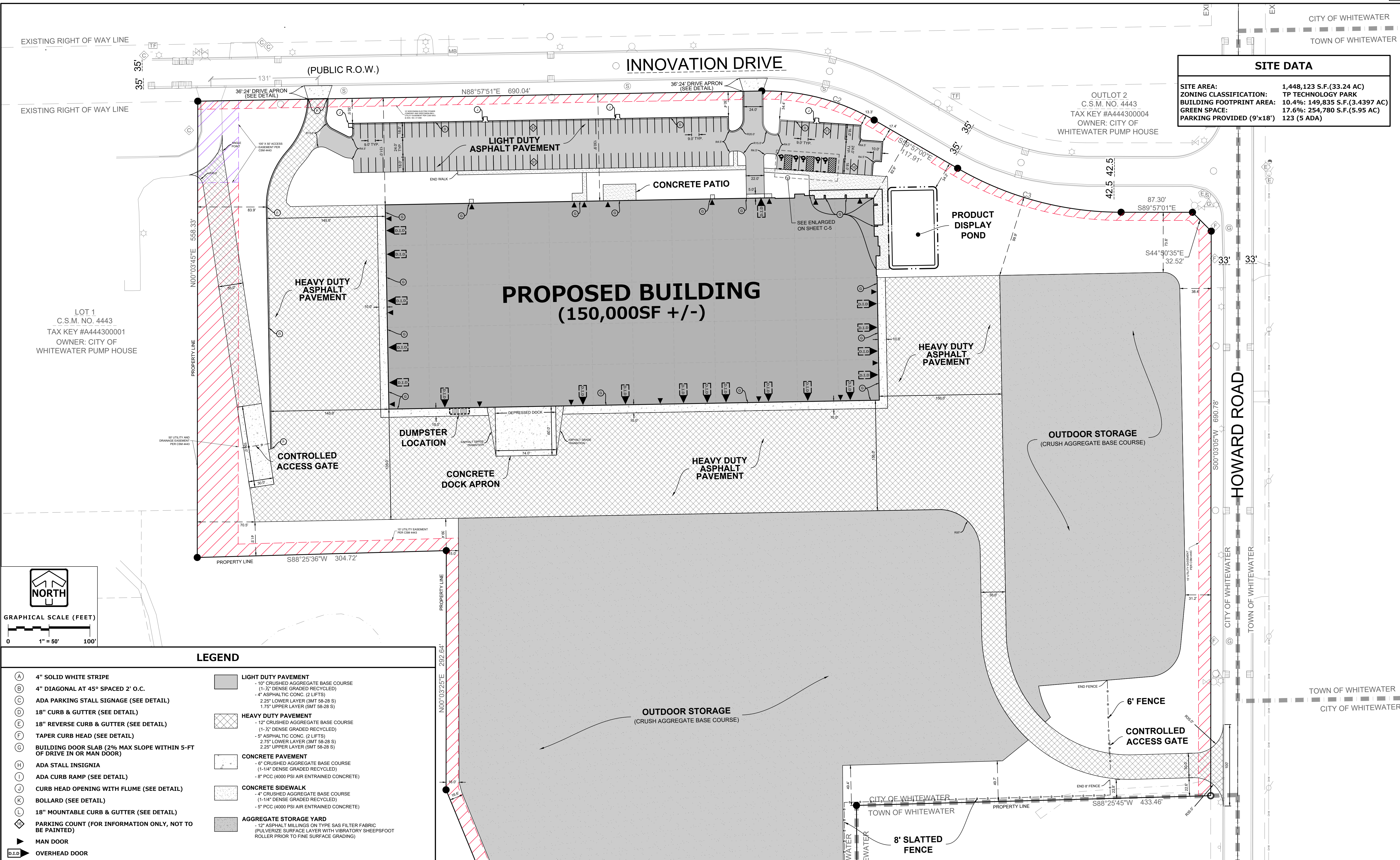
ADJOURNMENT

Meeting adjourned at 6:26 p.m.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: DESIGNED: AREA: DRAFTED:

Z:\PROJECTS\7000\7103.00\CAD\SHEETS\7103.00-SHEETS-SITE.DWG



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

SUMMERSET MARINE
WHITEWATER, WI

C-2 SITE PLAN 24x36

REVISIONS		
1	PLAN COMMISSION	05/11/26
2	REVISED PER COMMENTS	05/23/26
3	REVISED PER BEDROCK	05/31/26

REG JOB NO. 7103.00	AREA	SHEET C-2 OF C-7
REG PM	PLAN DATE 05/04/26	
SCALE		

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED:

DESIGNED: AEA

DRAFTED:

SW CORNER, NE 1/4
(NW CORNER, SE 1/4)
SEC. 3, T4N, R15E
(FOUND CONC. MON. W/
BRASS CAP)

OUTLOT 1
C.S.M. NO. 4443
TAX KEY #A444300003
OWNER: CITY OF
WHITEWATER PUMP HOUSE

GRASS

OUTDOOR STORAGE
(CRUSH AGGREGATE BASE COURSE)

LOT 1
C.S.M. NO. 1771
TAX KEY #DA177100001
OWNER: THOMAS &
CATHERINE WOJTKUNSKI
TRUST

6' FENCE

8' SLATTED
FENCE

S88°25'36"W 2630.10'
SOUTH LINE OF THE NE 1/4 SEC. 3, T4N, R15E
N88°25'36"E 338.52'
N88°25'36"E 730.30'
S88°25'36"W 1827.76'

OUTLOT 1
C.S.M. NO. 4442
TAX KEY #A444200004
OWNER: CITY OF
WHITEWATER PUMP HOUSE

PARCEL 2
LOT 2
CSM 4442
357,577 SQ. FT.
OUTDOOR STORAGE
(CRUSH AGGREGATE BASE COURSE)
-VACANT-
NO BUILDINGS
OBSERVED

HOWARD ROAD
(PUBLIC R.O.W.)

GREENWAY COURT

LOT 4
C.S.M. NO. 5249
TAX KEY # A524900004
OWNER: FAITH TANIS
PROPERTIES

LOT 1
C.S.M. NO. 5249
TAX KEY # A524900001
OWNER: FAITH TANIS
PROPERTIES

LOT 4
C.S.M. NO. 5249
TAX KEY # A524900004
OWNER: FAITH TANIS
PROPERTIES

SE CORNER, SE 1/4
SEC. 3, T4N, R15E
(CONC. MON. W/ BRASS CAP)



GRAPHICAL SCALE (FEET)

0 1" = 50' 100'

LEGEND

- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
- (D) 18" CURB & GUTTER (SEE DETAIL)
- (E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (F) TAPER CURB HEAD (SEE DETAIL)
- (G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- (H) ADA STALL INSIGNIA
- (I) ADA CURB RAMP (SEE DETAIL)
- (J) CURB HEAD OPENING WITH FLUME (SEE DETAIL)
- (K) BOLLARD (SEE DETAIL)
- (L) 18" MOUNTABLE CURB & GUTTER (SEE DETAIL)

LIGHT DUTY PAVEMENT
- 10" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED RECYCLED)
- 4" ASPHALTIC CONC. (2 LIFTS)
2.25" LOWER LAYER (SMT 58-28 S)
1.75" UPPER LAYER (SMT 58-28 S)

HEAVY DUTY PAVEMENT
- 12" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED RECYCLED)
- 5" ASPHALTIC CONC. (2 LIFTS)
2.75" LOWER LAYER (SMT 58-28 S)
2.25" UPPER LAYER (SMT 58-28 S)

CONCRETE PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE
(1-1/4" DENSE GRADED RECYCLED)
- 8" PCC (4000 PSI AIR ENTRAINED CONCRETE)

CONCRETE SIDEWALK
- 4" CRUSHED AGGREGATE BASE COURSE
(1-1/4" DENSE GRADED RECYCLED)
- 5" PCC (4000 PSI AIR ENTRAINED CONCRETE)

AGGREGATE STORAGE YARD
- 12" ASPHALT MILLINGS ON TYPE SAS FILTER FABRIC
(PULVERIZE SURFACE LAYER WITH VIBRATORY SHEEPSFOOT
ROLLER PRIOR TO FINE SURFACE GRADING)

- (P) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- (M) MAN DOOR
- (D.T.D) OVERHEAD DOOR

SUMMERSET MARINE

WHITEWATER, WI

C-3 SITE PLAN 24x36

REVISIONS

1	PLAN COMMISSION	05/11/26
2	REVISED PER COMMENTS	05/23/26
3	REVISED PER BEDROCK	05/31/26

REG JOB NO. 2103.00
REG PM AEA
PLAN DATE 05/04/26
SCALE

SHEET
C-3
OF
C-7

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE



Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190

*In Person and Virtual

Monday, June 08, 2026 - 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

PRESENT

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

STAFF

Mason Becker, Director of Community Development
Aftin Hill, Zoning Administrator Designee
Llana Dostie, Zoning Specialist
Dan Boldt, GIS Analyst

APPROVAL OF AGENDA

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

HEARING OF CITIZEN COMMENTS

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

None.

CONSENT AGENDA

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

1. Approval of May 11, 2026 Minutes.

Binnie made a correction 14 ft in height.

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

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

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Discussion and possible approval of a Conditional Use Permit for alcohol by the drink for Sean Stemper d/b/a Rosa's Pizza. Located at 180 W Main Street. Parcel Id# /OT 00020.

Zoning Administrator Designee Hill provided a background to the conditional use request.

Applicant provided a background of the business.

Dostie provide information about the license.

Motion to approve Conditional Use Permit with Planner's conditions.

Motion made by Board Member Stanek, Seconded by Board Member Miller.

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

3. Discussion and possible approval of a Conditional Use Permit for Danielle Parsell d/b/a Flowing Well Saloon. Located at 132 W Center Street. Parcel Id # /OT 00065.

Zoning Administrator Designee Hill provided a background about applicant's application.

Parker and Miller wanted a floor plan.

Motion to postpone the matter to get Floor Plan, Fixtures and Clarification on number employees.

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

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

4. Discussion and possible approval of a Conditional Use Permit and Site Plan Review for three additional contractor buildings for Jonathan Tanis. Located at 1345 and 1277 Greenway Ct. Parcel Id #: /A524900004

Zoning Administrator Designee Hill provided a background of the application for expansion of the site and conditional use permit.

Stanek asked about the building requirements lency over variance.

Hicks provided a background about the last approval and Commissions reasoning.

Tanis answered questions regarding the three buildings.

Motion to approve with Planner's recommendations with as well as continued leniency with the style of building.

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

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

5. Discussion and possible recommendation to Common Council Zoning Ordinance creating section 19.09.291 and subsections 19.19.30(G), 19.33.30(T) amending subsections 19.15.30(G), 19.18.30(H), Creating 19.19.030 (H) to define Family child care Centers and Define conditional uses for Family Child Care Centers.

Dostie provide a background and updates since the ordinance was last presented to the commission.

Binnie asked about those family child care centers that were already in operation.

Dostie stated that they would be grandfathered.

Motion to recommend to Council with staff recommendation

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

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

6. Discussion and possible recommendation to Common Council Zoning Ordinance changes repealing subsections 19.09.17 and 19.09.177 of the definitions section, creating subsection 19.09.022 and 19.09.355 of the definitions section, creating 19.21.030(P) to define Conditional Use and Amending subsection 19.27.030(K), 19.33.03(T), 19.36.03(c) 19.38.030 (6b) and 19.48.20 (E) to define Permitted and Conditional Uses.

Dostie provided a background of the updates to the ordinance since it was last seen by commission.

Motion to recommend to Common Council.

Motion made by Board Member Stoneman, Seconded by Board Member Stanek.

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

CONSIDERATION/DISCUSSION/REPORTS

7. Discussion and possible recommendation to Common Council the Child Safety Zone Map and Resolution.

Dan Boldt provided an explanation regarding the child safety maps.

Hicks asked if the school district had been consulted.

Motion to recommend to Common Council.

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

8. Discussion and recommendation to Common Council the land combination CSM for the N Jefferson Street properties. Parcel Id #'s /BIRW 00001, BIRW 00002 and /BIRW 00003A.

Dostie provided a background on CSM

Motion to approve conceptual review combine the three properties staff work on easements for utilities and bike path on the final map final to return to commission.

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

9. Discussion and possible recommendation to Common Council the land split CSM's for vacant land owned by the City of Whitewater at the end of Universal Blvd and the corner of Executive Drive and N Prospect. Parcel Id #'s /WUP 00322 and 292-0515-3432-000.

Dostie provided a background to the preliminary CSM.

Motion to approve preliminary CSM

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

10. Discussion and recommendation sale of City owned vacant land to Bethel House of Whitewater Inc located on E Cravath Street next to 616 E Cravath. Parcel Id # /DAJ 00006.

Becker provided a background on the offer of the purchased.

Motion to recommend to Common Council for sale

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

FUTURE AGENDA ITEMS

Attorney for going to sites.

NEXT MEETING DATE JULY 13, 2026

ADJOURNMENT

Meeting adjourned at 6:54 p.m.



PARC Agenda Item

Meeting Date:	July 13, 2026
Agenda Item:	Alley Vacation
Staff Contact (name, email, phone):	Brad Marquardt, bmarguardt@whitewater-wi.gov , 262-473-0139

BACKGROUND

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

The Community Development Department recently released an RFP asking for development proposals for the City owned parcel bordered by Jefferson Street, E. Main Street, E. North Street and the Whitewater Creek. Bisecting the parcel is a platted alley. In order to make the entire City parcel developable, the alley should be discontinued and vacated.

The Public Hearing is being held per State Statutes to give the public a chance to voice any concerns.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

The Public Works Committee met on April 14, 2026 and recommended staff proceed with the discontinuance and vacation of this section of the alley. The Common Council approved the Initial Resolution on May 5, 2026 to proceed with the discontinuance and vacation of the platted unnamed alley west of N. Jefferson Street, north of E. Main Street, and south of E. North Street.

FINANCIAL IMPACT

(If none, state N/A)

There is no financial impact in discontinuance and vacation of the alley.

STAFF RECOMMENDATION

Staff recommends a motion for the City Council to proceed with the discontinuance and vacation of the platted unnamed alley west of N. Jefferson Street, north of E. Main Street, and south of E. North Street.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Initial Resolution

**INITIAL RESOLUTION TO DISCONTINUE PUBLIC
WAY OF PLATTED UNNAMED ALLEY WEST OF N.
JEFFERSON STREET, NORTH OF E. MAIN
STREET, AND SOUTH OF E. NORTH STREET**

WHEREAS, it is proposed that the public interest requires that a portion of the unnamed alley bounded by N. Jefferson Street, E. Main Street, E. North Street and the Whitewater Creek, that has not previously been vacated, be vacated and discontinued; and

WHEREAS, the Public Works Committee of the City of Whitewater met on April 14, 2026 and voted in favor to move forward to vacate and discontinue said alley; and

WHEREAS, it is the purpose of this Resolution to state the intent of the City Council to vacate and discontinue that portion of the unnamed alley generally described above and particularly described below; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Whitewater, Wisconsin:

Section 1. That the Common Council of the City of Whitewater, Wisconsin, hereby proposes to determine whether the public interest requires that a portion of the unnamed alley in City of Whitewater, Walworth County, Wisconsin, as hereinafter described, is to be vacated and discontinued pursuant to Wis. Stat. § 66.1003.

LEGAL DESCRIPTION

That part of the unnamed alley west of Jefferson Street, north of E. Main Street, south of E. North Street and east of Whitewater Creek as platted in WM. BIRGES ADDITION to the City of Whitewater.

Section 2. That the City Clerk of the City of Whitewater be authorized and directed to give notice required by Wis. Stat. § 66.1003; and

Section 3. That according to Wis. Stat. § 66.1005, upon vacation and discontinuance of said portion of the unnamed alley, title to the above-described land shall belong to the adjoining property owners, all of which is the City of Whitewater and shall acquire an ownership interest in the entire area being vacated as shown on the attached Exhibit "A"; and;

Section 4. That this Resolution be in full force and effect immediately upon its passage and adoption.

Resolution was introduced by Council Member _____, who moved for its adoption.

Seconded by Council Member _____.

DATE	May 5, 2026			
	YES	NO	PASS	ABSENT
Michael Smith				
Orin Smith				
Steven Sahyun				
Brian Schanen				
Neil Hicks				
Gavin Kelleher				
Patrick Singer				
Total:				

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk

EXHIBIT A - Alley to be Discontinued

Item 3.

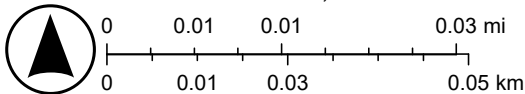


4/27/2026, 3:58:49 PM

° Addresses — Walworth County

Imagery_2024

- Red: Band_1
- Green: Band_2
- Blue: Band_3



SE Wisc Reg Planning Comm, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT A - Alley to be Discontinued

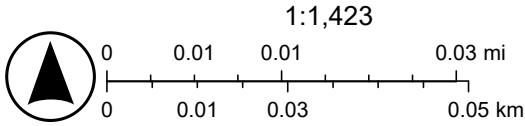
Item 3.



4/27/2026, 3:58:49 PM

° Addresses — Walworth County
Imagery_2024

- Red: Band_1
- Green: Band_2
- Blue: Band_3



SE Wisc Reg Planning Comm, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

NOTICE OF PUBLIC HEARING

Pursuant to Wis. Stat. § 66.1003(4)(b), a notice is hereby given by the Plan and Architectural Review Commission of the City of Whitewater, Wisconsin, that a public hearing will be held on the 13th day of July, 2026 in the Council Chambers of the Municipal Building, 312 W.

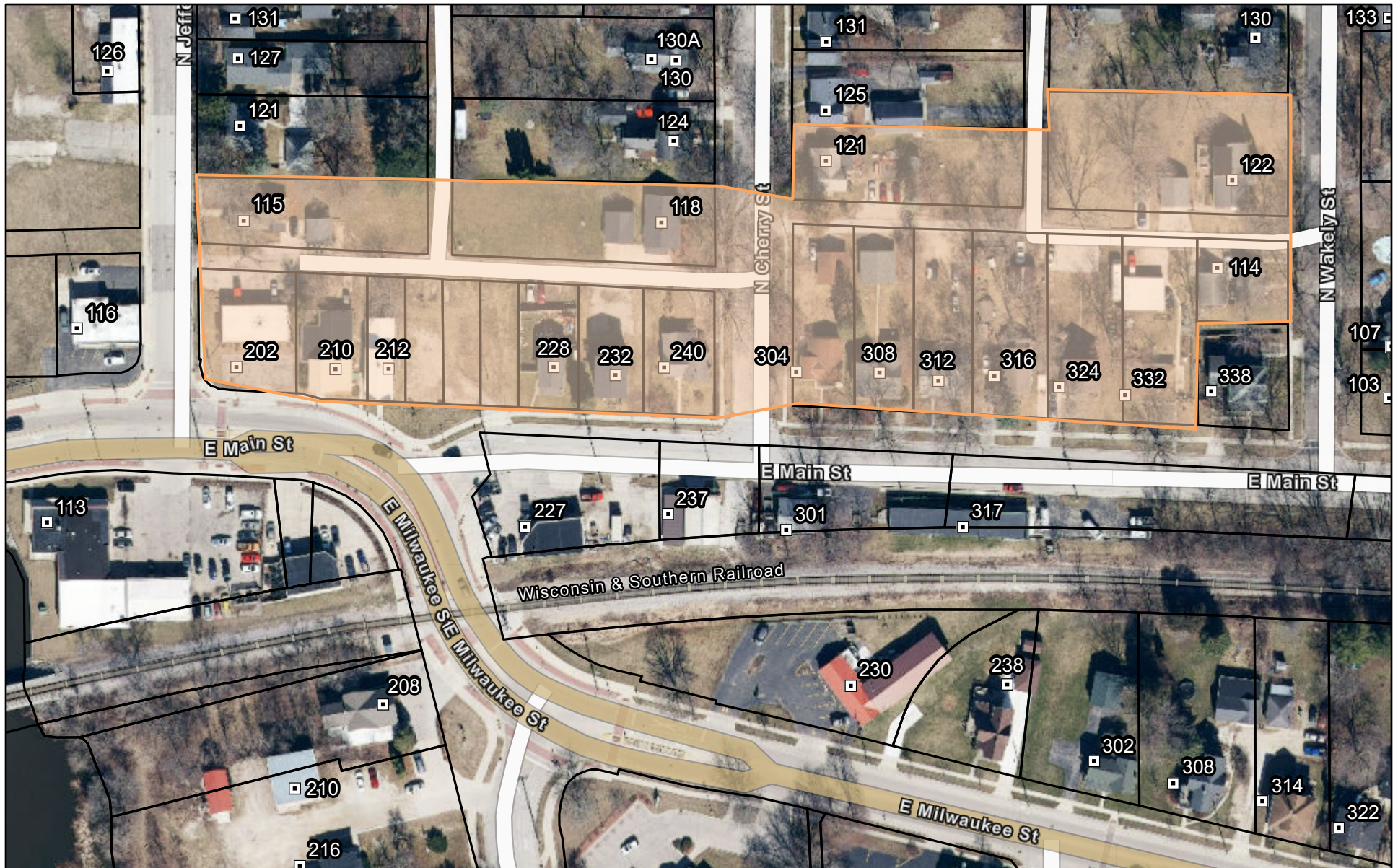
Whitewater Street, Whitewater, Wisconsin at 6:00 P.M. or shortly thereafter, to consider the request of the City of Whitewater (applicant and owner), pursuant to Wis. Stat. § 66.1003(4), to vacate and discontinue the following portion of unnamed alley west of Jefferson Street and north of E. Main Street, further described as follows:

That part of the unnamed alley west of Jefferson Street, north of E. Main Street, south of E. North Street and east of Whitewater Creek as platted in WM. BIRGES ADDITION to the City of Whitewater.

All persons wishing to be heard are invited to be present. Written comments may be submitted to Llana Dostie, Zoning Specialist, 312 W. Whitewater Street, Whitewater, WI 53190

ArcGIS Web Map

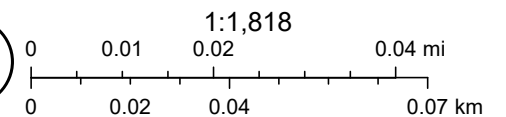
Item 3.



5/26/2026, 4:07:12 PM

Whitewater Detailed Addresses_ReadOnly Imagery_2024

- Red: Band_1
- Green: Band_2
- Blue: Band_3



SE Wisc Reg Planning Comm, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the

RUTH WALTON RENTALS LLC
W3442 VANNOY DR
WHITEWATER, WI 53190

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

J VULTAGGIO II LLC
N9121 OLD HWY P
WHITEWATER, WI 53190

SHIRLEY M OLSEN TRUST
118 N CHERRY ST
WHITEWATER, WI 53190

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

HEATHER L BLERSCH
228 E MAIN ST
WHITEWATER, WI 53190

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

RICKY R SDANO
240 E MAIN ST
WHITEWATER, WI 53190

RICHARDO GOMEZ
CECILIA GOMEZ
944 W CONGER ST
WHITEWATER, WI 53190

HEPP HOLDINGS LLC
N8661 ISLAND CHURCH RD
WATERLOO, WI 53594

ROBERT S CHENEY
KEVIN BLINDERT
6499 HWY 11
DELAN, WI 53115

ANTONIO ARANDA
PO BOX 293
WHITEWATER, WI 53190

GENARO GARCIA
DEILA M GARCIA
316 E MAIN ST
WHITEWATER, WI 53190

JOSE RAMIREZ
324 E MAIN ST
WHITEWATER, WI 53190

PHILIP HARMON
CONSTANCE E HARMON
332 E MAIN ST
WHITEWATER, WI 53190

NATHAN I LONG
JESSICA A LONG
114 N WAKELY ST
WHITEWATER, WI 53190

BOBBY L GARNER JR
122 N WAKELY ST
WHITEWATER, WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: July 13, 2026

RE: Conditional Use Permit and Site Plan Review

Summary of Request	
Requested Approvals:	Conditional Use Permit and Site Plan Review for a garage/outbuilding that exceeds standard ordinance requirements.
Location:	212 S Esterly Street(/A288100003)
Current Land Use:	Residential
Proposed Land Use:	Residential
Current Zoning:	B-3 Highway Commercial and Light Industrial District
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Community Business

Site Plan Review

The applicant is requesting a Conditional Use Permit and Site Plan Review to construct a garage exceeding standard ordinance provisions regarding detached accessory structures. Per Section 19.06.120, pertaining to yard modifications **“In nonresidential districts the size and location of detached accessory structures shall be treated as conditional uses when the square footage exceeds eight hundred square feet.”**

The property is currently zoned B-3, and is operating as a residential use, as the principal building on the property is residential housing. This makes the current use of the site legal nonconforming. The proposed garage would be classified as an accessory structure to a residential principal use.

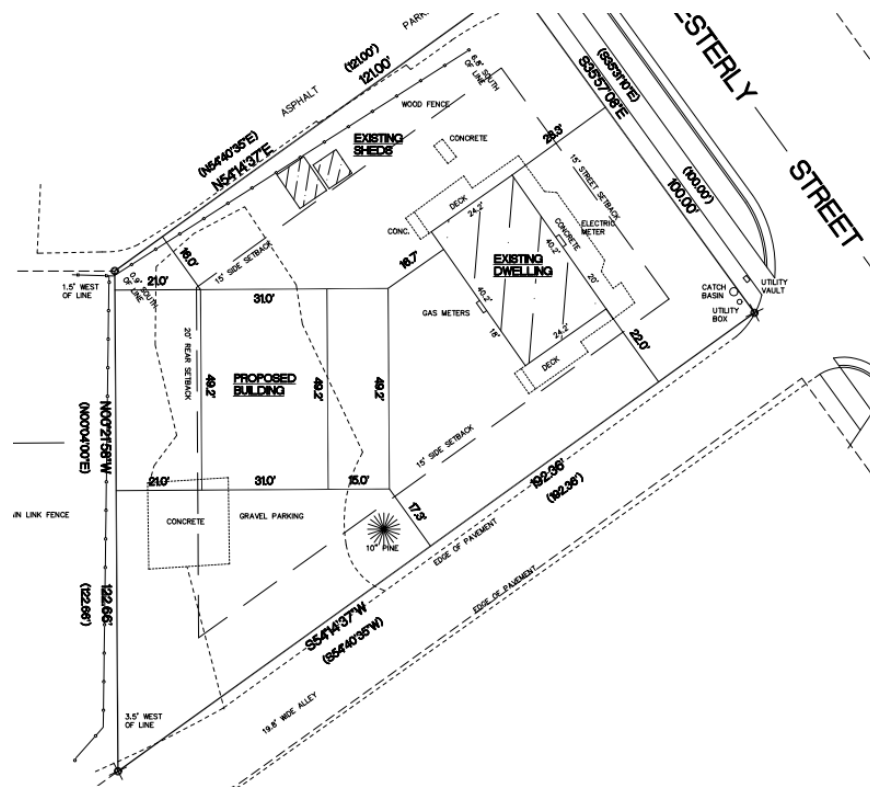
Due to the size of the proposed structure, and configuration of the parcel, the proposed structure should be compliant with all principle structure setback requirements of the B-3 zoning district. **Per Section 19.33.060 the proposed plans appear to be compliant with all setback**

requirements, and the B-3 zoning district does not have a maximum lot coverage requirement.

Current Lot:



Proposed Site Plan:



The applicant is proposing a detached accessory structure with an attached overhang with concrete pad, making the total square footage of the structure 2,263.2 square feet, and an elevation of 11 feet.

Planner's Recommendations

This request presents a policy question that extends beyond the individual property. Approval of a 2,263-square-foot residential accessory building may establish a precedent for future requests involving similarly sized residential accessory structures within the City. While each Conditional Use Permit must be evaluated on its own merits, previous approvals are frequently referenced by future applicants when seeking comparable relief.

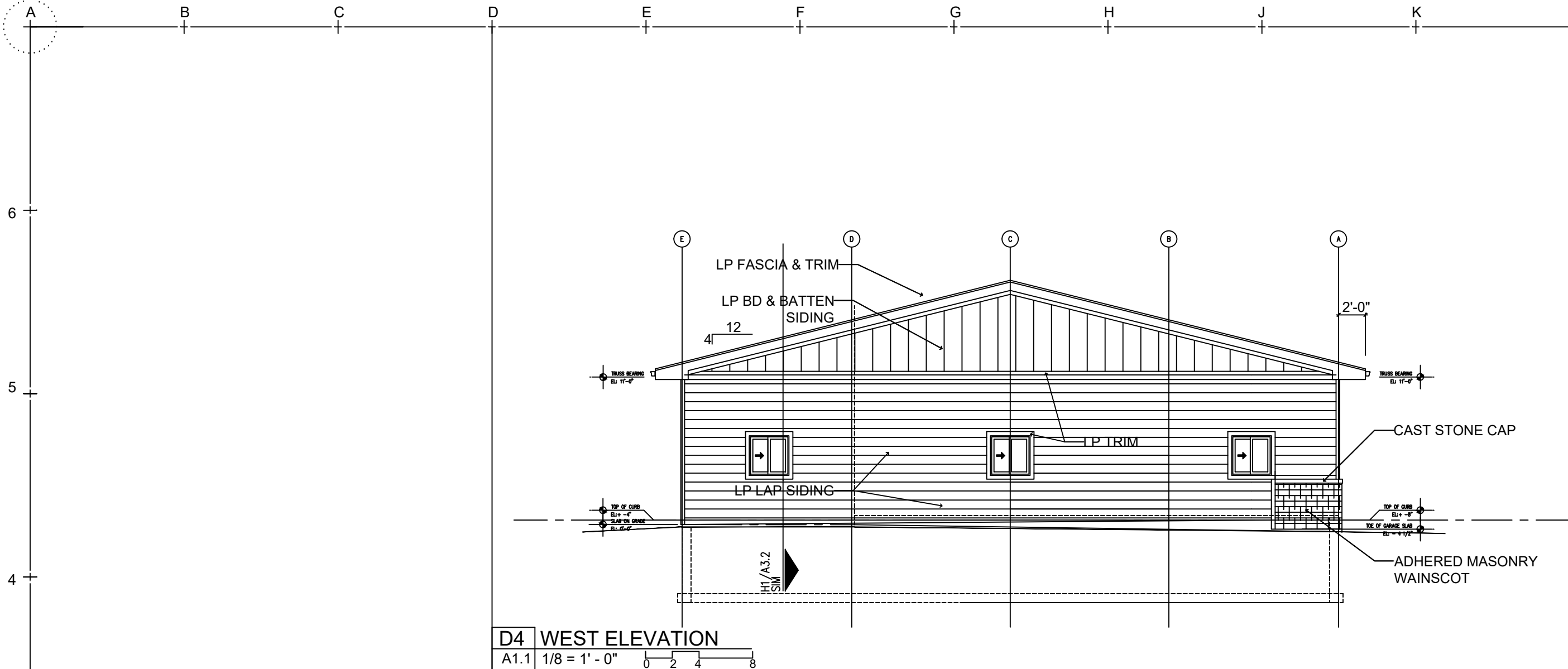
The Commission should therefore consider whether approval of this request reflects the long-term policy direction it wishes to establish regarding the maximum scale of residential accessory buildings.

The Commission should consider whether the proposed structure remains subordinate and incidental to the principal residential use. Although accessory buildings may exceed the footprint of some homes, their size should generally remain clearly secondary to the principal use of the property and compatible with surrounding development. The proposed structure appears to be larger than the existing home on the parcel.

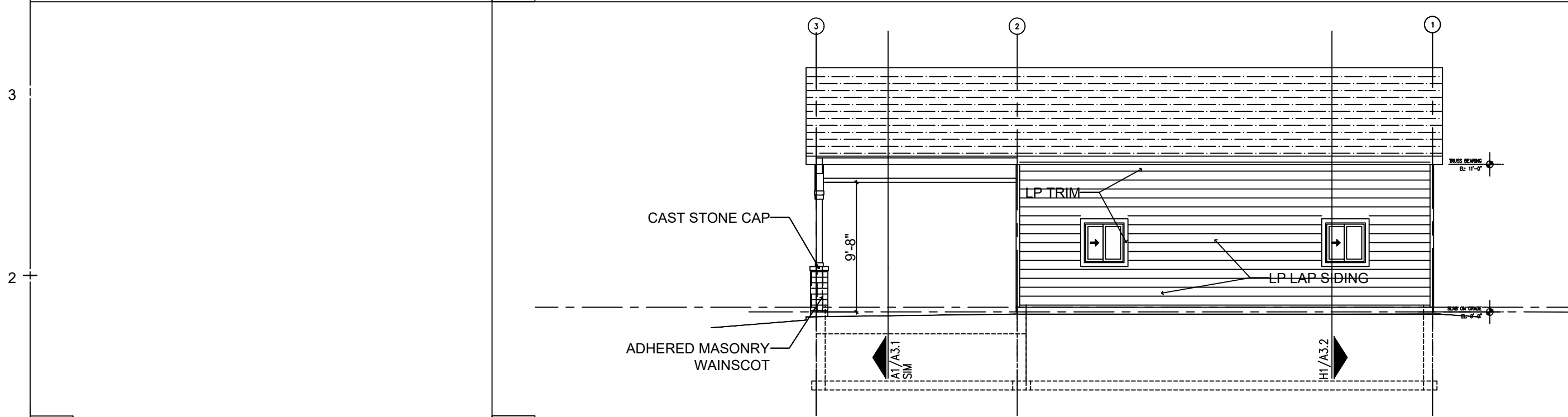
Based upon staff's review, the proposed accessory building would be among the largest detached residential accessory structures within the City. The Commission may wish to consider whether a structure of this scale remains consistent with the traditional character and function of residential accessory buildings.

The subject property is located within the B-3 Business District, where the long-term land use intent is commercial development. While the existing residence may legally remain, approval of very large residential accessory structures could be viewed as expanding long-term residential investment within an area planned primarily for commercial activity.

Staff finds that the proposal exceeds the size of accessory structures commonly found on residential properties within the City and presents a policy question regarding the appropriate scale of residential accessory buildings permitted through the Conditional Use Permit process. While the ordinance authorizes the Plan Commission to consider structures exceeding 800 square feet, approval of a building of this size may influence future land use expectations and should therefore be evaluated not only on the merits of the subject property but also in the context of the City's broader zoning policies. The Plan Commission should determine whether the proposed accessory structure is compatible with the surrounding area, consistent with the intent of the zoning ordinance, and appropriate as a matter of long-term land use policy.



D4 WEST ELEVATION
A1.1 1/8" = 1' - 0" 0 2 4 8



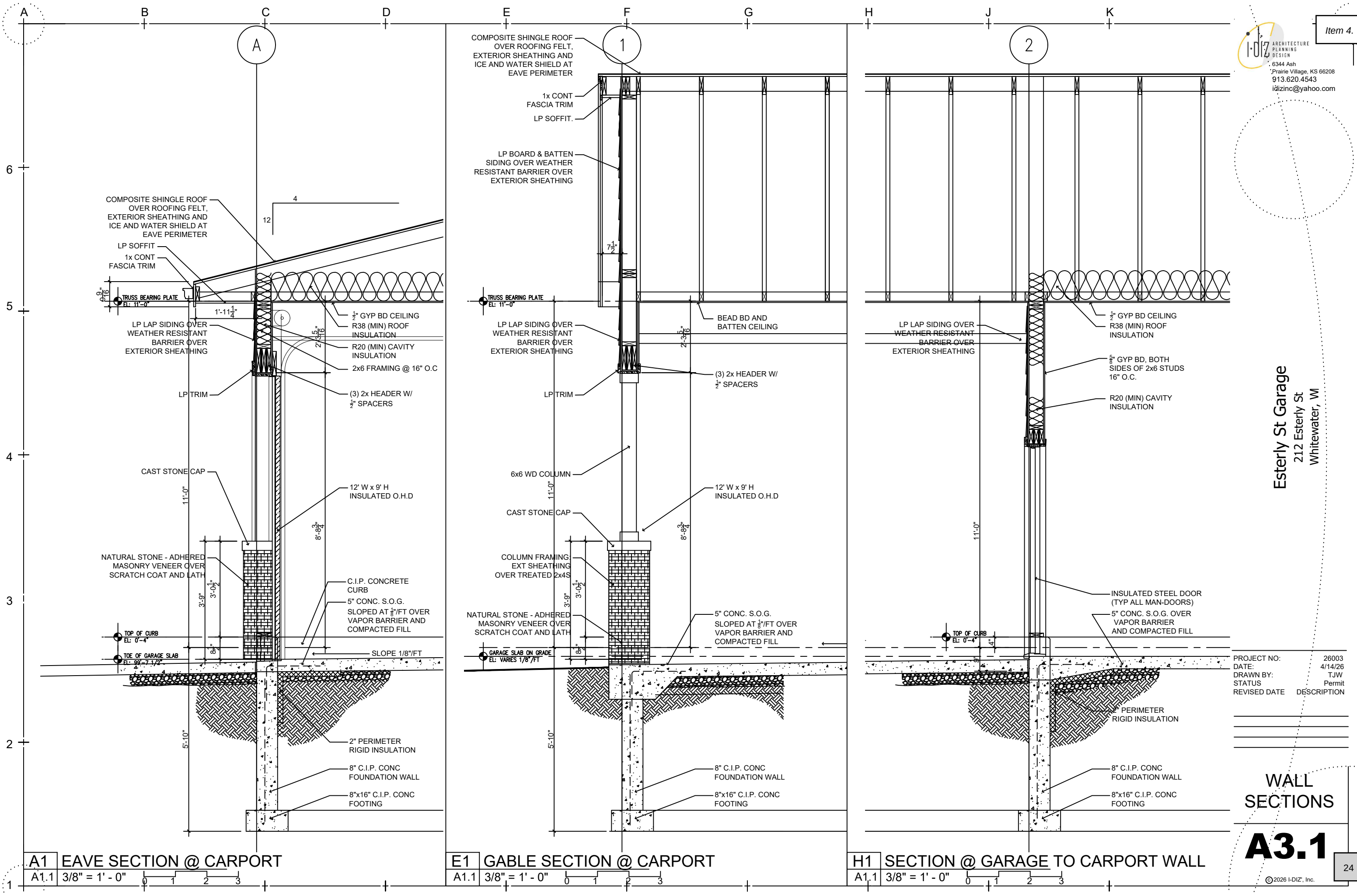
D1 NORTH ELEVATION
A1.1 1/8" = 1' - 0" 0 2 4 8

Esterly St Garage
212 Esterly St
Whitewater, WI

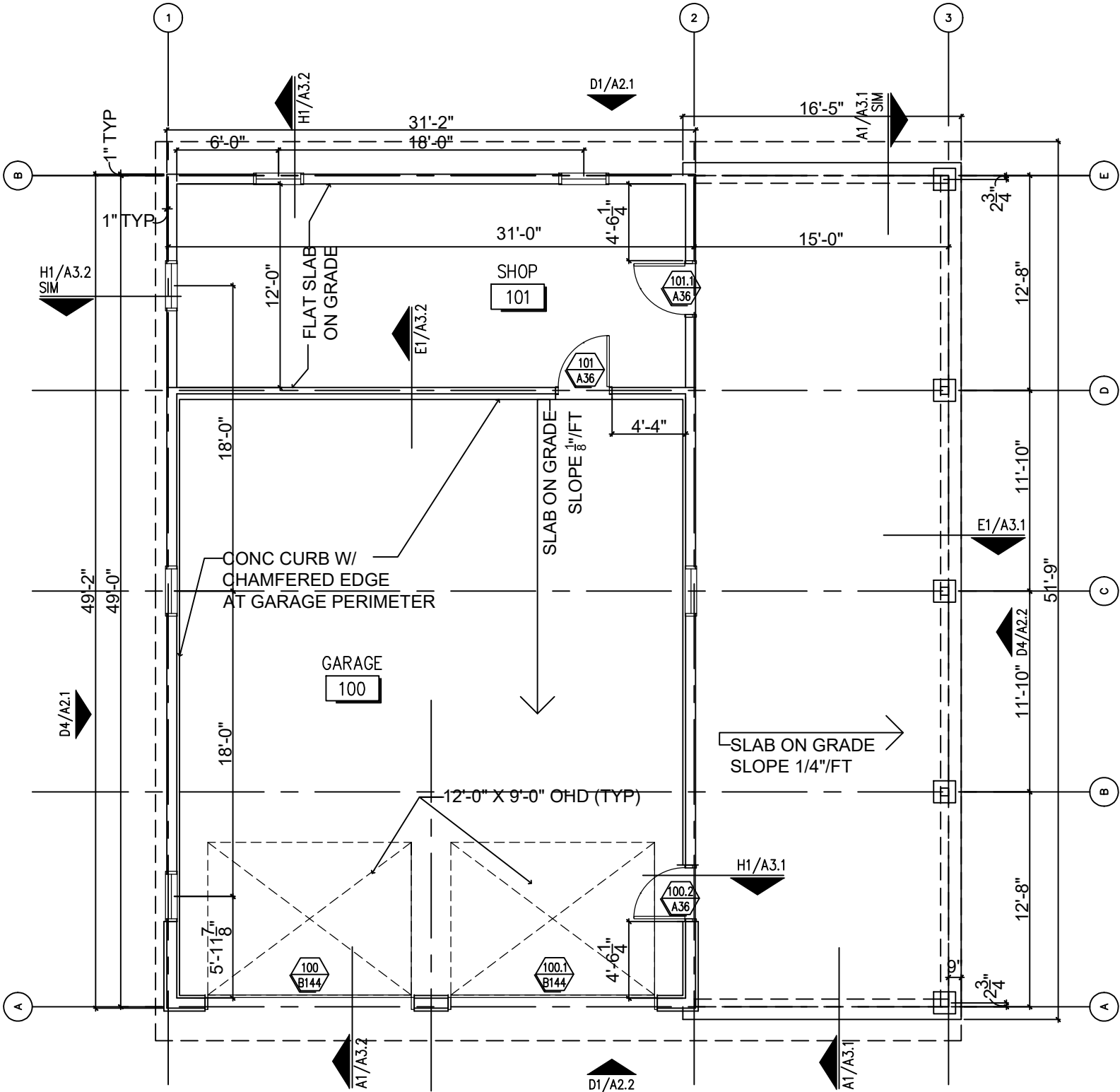
PROJECT NO:	26003
DATE:	4/14/26
DRAWN BY:	TJW
STATUS	Permit
REVISED DATE	DESCRIPTION

EXTERIOR
ELEVATIONS

A2.1



1. DO NOT SCALE DRAWINGS. FOLLOW WRITTEN INSTRUCTIONS OR KEYED NOTES ONLY. CONTACT ARCHITECT FOR CLARIFICATIONS IF REQUIRED.
2. DIMENSIONS ARE TYPICALLY SHOWN TO FACE OF FINISH MATERIALS.
3. ALL WORK SHALL CONFORM WITH APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING AND OCCUPANCY PERMITS.
4. DRAWINGS CONTAINED IN THIS SET SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS. COPIES OF THESE DRAWINGS SUBMITTED AS SHOP DRAWINGS WILL BE REJECTED AND RETURNED TO THE CONTRACTOR.
5. EACH INSTALLER MUST EXAMINE SUBSTRATE AND/OR CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE CONTRACTOR, IN WRITING, ANY CONDITION DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THE INSTALLER'S WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED AND SUBSTRATE IS ACCEPTABLE TO RECEIVE THE WORK. INSTALLATION SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND /OR CONDITIONS.
6. 'TYPICAL' AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.
7. ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH AN APPROVED NON-METAL ISOLATION MATERIAL.
8. CONTROL JOINTS (C.J.) SHALL BE INSTALLED AT ALL PARTITIONS AS REQUIRED. C.J.'S AT GYPSUM PARTITIONS SHALL BE A MAXIMUM OF 30'-0" APART.
9. PROVIDE BLOCKING IN GYPSUM BOARD PARTITIONS FOR ALL WALL-MOUNTED ARCHITECTURAL WOODWORK, FINISH CARPENTRY, FURNITURE, EQUIPMENT, ETC.
10. NON-BEARING PARTITIONS SHALL BE ISOLATED FROM THE BUILDING STRUCTURE TO PREVENT TRANSFER OF BUILDING LOADS FROM THE STRUCTURE TO THE PARTITIONS.
11. CHANGE FLOOR MATERIALS AT CENTERLINE OF DOORS UNLESS OTHERWISE NOTED.
12. DESIGN STANDARD FOR WINDOWS IS ANDERSON 100 SERIES. EQUAL SUBSTITUTIONS WILL BE CONSIDERED.



NORTH

A1 GENERAL NOTES

A1.1

G1 FLOOR PLAN

A1.1

1/8" = 1' - 0"

0 2 4 8

PROJECT NO: 26003
DATE: 4/14/26
DRAWN BY: TJW
STATUS: Permit
REVISED DATE: DESCRIPTION

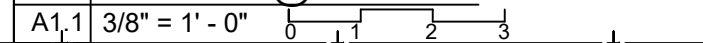
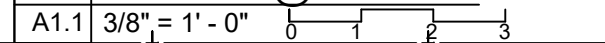
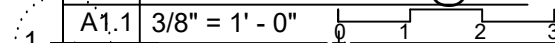
FLOOR PLAN
& NOTES

A1.1

© 2026 I-DIZ, Inc.

PROJECT NO:	26003
DATE:	4/14/26
DRAWN BY:	TJW
STATUS	Permit
REVISED DATE	DESCRIPTION

A3.2

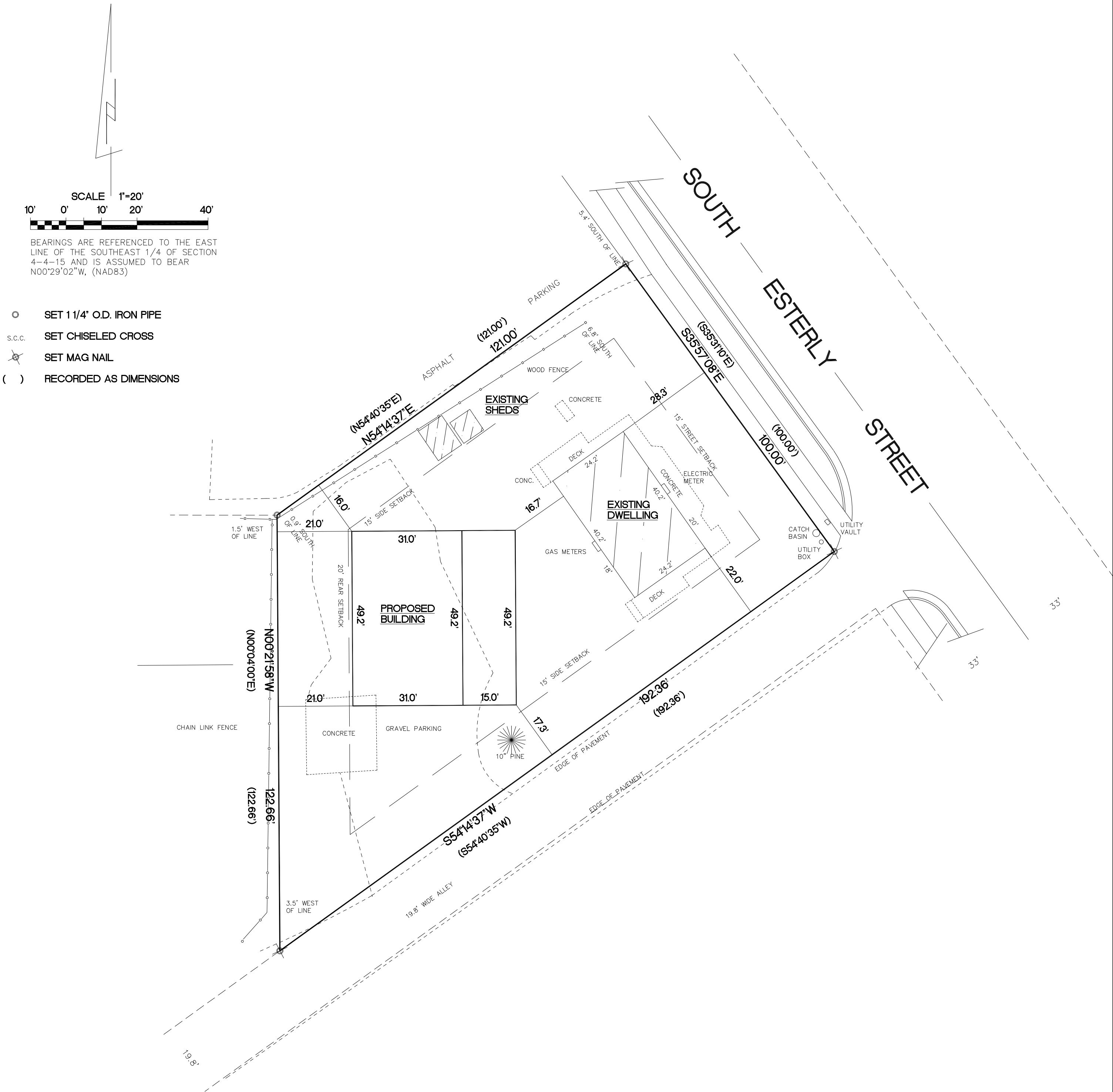


PLAT OF SURVEY

LOT 2, CERTIFIED SURVEY MAP NO. 2881, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 1572, RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS ON PAGE 217, AS DOCUMENT NO. 141093, BEING A PART OF OUTLOT 2, BLOCK 4, ESTERLY ADDITION, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

SURVEYED FOR: RANDALL ASCHBRENNER
SURVEY ADDRESS: 212 S. ESTERLY DRIVE

OPTION 1



"I hereby certify that I have surveyed the above property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments if any."

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one year from date hereof."

Kettle Moraine Surveying Inc.
P.O. Box 357
Eagle WI. 53119
(262)594-3484

THIS IS NOT AN ORIGINAL SURVEY UNLESS THE SEAL IS RED.

REV. 5/8/2026 5/4/2026 DATE	TEP FIELD WORK BY	TEP DRAWN BY	26017 JOB NUMBER
-----------------------------------	----------------------	-----------------	---------------------

BRENDA L O'DONNELL
BRUCE A FLETCHER, et al.
214 S BISHOP ST
WHITEWATER, WI 53190-9000

CYNTHIA L HALFMANN
704 E CLAY ST
WHITEWATER, WI 53190

FRAWLEY ENTERPRISES WHITEWATER
PO BOX 630
WHITEWATER, WI 53190

MARIA VIDALES
214 S NEWCOMB ST
WHITEWATER, WI 53190-9000

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

SHANNON PREVITE
565 E CLAY ST
WHITEWATER, WI 53190-9000

ROBIN MERTENS
KORIE MERTENS
N6453 WHITE OAK CT
DELAN, WI 53115-1500

JAMES E GOSH
NATASHA R GOSH
651 E CLAY ST
WHITEWATER, WI 53190-9000

KATIE C CLARK
637 E CLAY ST
WHITEWATER, WI 53190

LOIS ZIPP TRUST
PO BOX 236
WHITEWATER, WI 53190-9000

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

RICH & RAE LLC
617 E MILWAUKEE ST
WHITEWATER, WI 53190-9000

WKW PROPERTY
505 FOX HILL RD
FORT ATKINSON, WI 53538-3800

RONALD R SCHILT
545 E CLAY ST
WHITEWATER, WI 53190-9000

ALFONSO BARAJAS
KATE J BARAJAS JASSO
541 E CLAY ST
WHITEWATER, WI 53190-9000

RYAN METZKER
207 S 3RD ST W
FORT ATKINSON, WI 53538-3800

BONITA J VEIUM
233 S ESTERLY ST
WHITEWATER, WI 53190

FRAWLEY ENTERPRISES WHITEWATER
PO BOX 630
WHITEWATER, WI 53190

FRANK CORDIO JR
222 S ESTERLY ST
WHITEWATER, WI 53190

FRANK CORDIO
222 ESTERLY ST
WHITEWATER, WI 53190

RUSSELL G ASBURY JR
SANDRA K ASBURY
638 E CLAY ST
WHITEWATER, WI 53190

RUSSELL G ASBURY JR
SANDRA K ASBURY
638 E CLAY ST
WHITEWATER, WI 53190

MATTHEW ALAN MORKVED
AMANDA LYNN MORKVED
248 S ESTERLY ST
WHITEWATER, WI 53190-9000

JANET A LUBASZ
256 S ESTERLY ST
WHITEWATER, WI 53190-9000

A J TANIS II LLC
1232 W WALWORTH AVE
WHITEWATER, WI 53190-9000

ALLAN T STARK
578 E CLAY ST
WHITEWATER, WI 53190-9000

MICHAEL STECK
BRANDON GIANAKOS
558 E CLAY ST
WHITEWATER, WI 53190-9000

MICHAEL STECK
BRANDON GIANAKOS
558 E CLAY ST
WHITEWATER, WI 53190-9000

MICHAEL STECK
BRANDON GIANAKOS
558 E CLAY ST
WHITEWATER, WI 53190-9000

ERNEST R STAEBLER TRUST
MARGARET N STAEBLER TRUST
419 E CLAY ST
WHITEWATER, WI 53190-0500

RAYMOND WITTERHOLT
530 E CLAY ST
WHITEWATER, WI 53190-9000

HARTMANN ENTERPRISES LLC
336 INDIAN MOUND PKWY
WHITEWATER, WI 53190

RICHARD H KRAUS JR TRUST
PAMELA T KRAUS TRUST
N8039 HWY 89
WHITEWATER, WI 53190-9000

GARY MICKELSON TRUST
1644 TURTLE MOUND LN
WHITEWATER, WI 53190-9000

SCHENCK PROCESS LLC
7901 NW 107TH TER
KANSAS CITY, MO 64153-1000

RICHARD C HARE
W7499 KETTLE MORaine DR
WHITEWATER, WI 53190-9000

CHARLES P MILLS III
JEAN M MILLS
336 S WHITON ST
WHITEWATER, WI 53190

JOSE V OSTRIA HERNANDEZ
207 S BISHOP ST
WHITEWATER, WI 53190-9000

JAMES ZIZZO
307 EVAN DR
LAKE GENEVA, WI 53147-4700

BARBARA G HAMILTON
701 E CLAY ST #A-2
WHITEWATER, WI 53190-9000

JULIA S ROSS
701 E CLAY ST #B-1
WHITEWATER, WI 53190

NANCY I VANLANDUYT
701 E CLAY ST #B-2
WHITEWATER, WI 53190

CATHLEEN DENISE MILLER
701 E CLAY ST C-1
WHITEWATER, WI 53190-9000

NANCY J COLE TRUST
701 E CLAY ST
#C-2
WHITEWATER, WI 53190

DALE HOLTE
JEANNINE HOLTE
701 E CLAY ST, UNT D
WHITEWATER, WI 53190-9000

JAYNE L HASKEY
701 E CLAY ST
D-2
WHITEWATER, WI 53190

STEPHEN F SWADER
KAREN A SWADER
701 E CLAY ST UT E-1
WHITEWATER, WI 53190-9000

LONNIE HAAS
CAROLYN A HAAS
701 E CLAY ST APT E2
WHITEWATER, WI 53190

STEPHANIE KRAMER
701 E CLAY ST UT F1
WHITEWATER, WI 53190-9000

EDWARD FRANCIS MALONEY
MICHELLE LYNN MALONEY
367 PARROT LN
DAYTONA BEACH, FL 32124-2400

D&K SCHWAB TRUST
W5510 CARNES RD
FORT ATKINSON, WI 53538-3800

LINDA FISCHER
701 E CLAY ST UT G2
WHITEWATER, WI 53190

JT SCHOOL DIST #1
WHITEWATER, WI 53190

RODNEY D FORESTER
JOYCE E FORESTER
202 S BISHOP ST
WHITEWATER, WI 53190

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

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

LEE F LOVEALL JR
515 E MILWAUKEE ST
WHITEWATER, WI 53190-9000

FRAWLEY ENTERPRISES WHITEWATER
PO BOX 630
WHITEWATER, WI 53190-9000

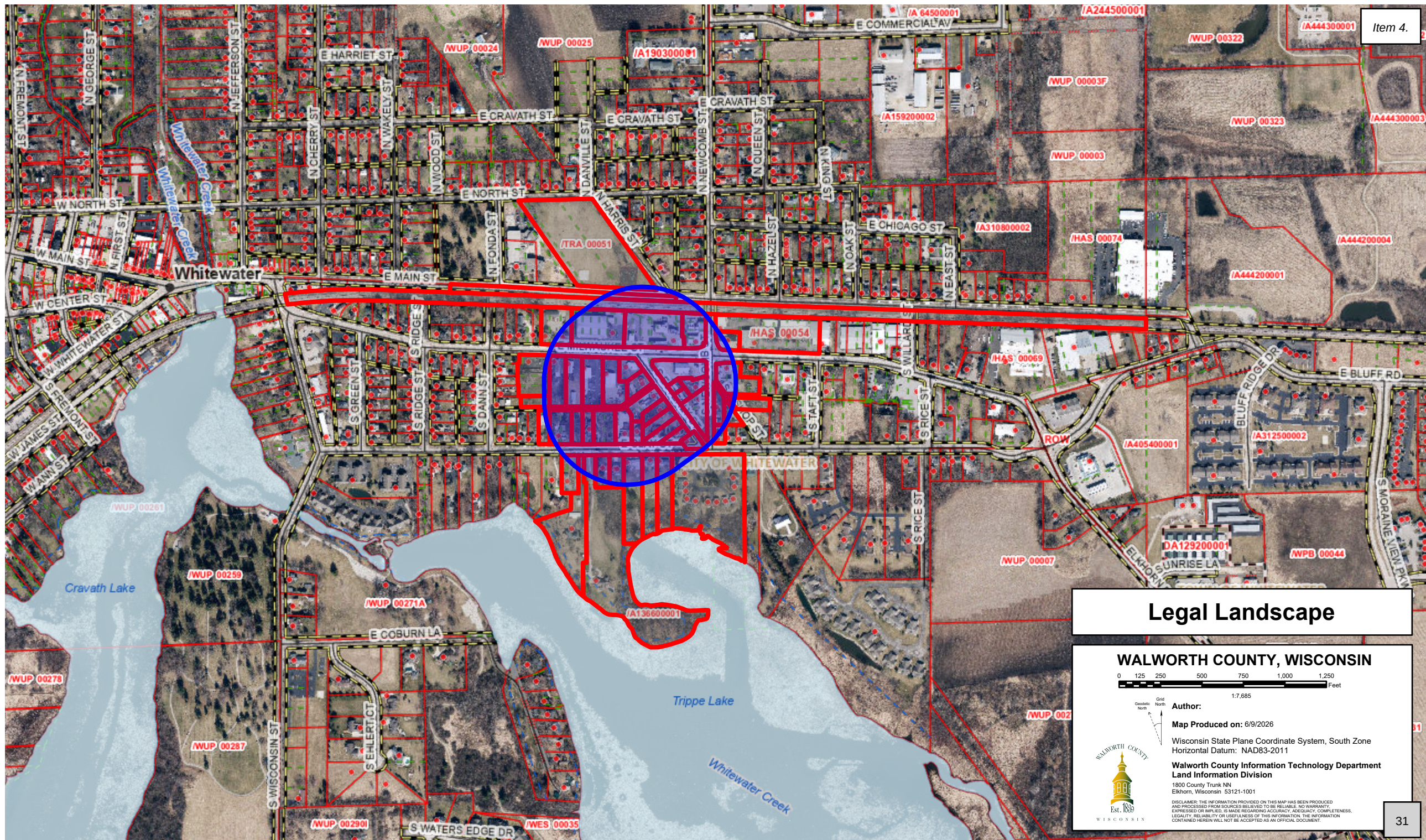
CASEYS MARKETING CO
STORE #3715
PO BOX 54288
LEXINGTON, KY 40555-5500

FRAWLEY ENTERPRISES WHITEWATER
PO BOX 630
WHITEWATER, WI 53190-9000

REYNOLDS RENTALS LLC
12240 E BRADLEY RD
WHITEWATER, WI 53190-9000

LEE F LOVEALL
W6012 TERRITORITAL RD
ELKHORN, WI 53121-2100

Item 4.



Item 4.

Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 125 250 500 750 1,000 1,250 Feet

1:7,685



Author:

Map Produced on: 6/9/2026

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

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

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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





City Of Whitewater

Site Plan Review Application Final

112 Questions

1) Site Plan *

212 S. Esterly Site Plan Option-2026.pdf

2) Landscaping Plan *

212 S. Esterly Site Plan Option-2026.pdf

3) Lighting Plan *

212 S. Esterly Site Plan Option-2026.pdf

4) Other Information

Site Plan Application Checklist

SITE PLAN APPLICATION CHECKLIST

Applicant

1. Fill out Planning Request Form and Plan of Operation Form. A digital copy of all submittal material:

a. Application Forms

b. Landscape plan indicating location, type and size of materials (Please review Landscaping Guidelines)

- c. Stormwater and Erosion Control Applications (separate applications)
- d. Lighting (Photometric) Plan
- e. And 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 Urban Forestry Commission
- 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 request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the 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 the month at 5:30

p.m.

Llana Dostie, Zoning Specialist

262-473-0144

ldostie@whitewater-wi.gov

Allison Schwark, Zoning Administrator

Municipal Code Enforcement

262-249-6701

mcodeenforcement@gmail.com

5) Parcel Tax Key

6) Project Address *

212 S. Esterly St Whitewater

7) Project Title (if any):

212 S. Esterly New Garage

Applicant, Agent & Property Owner Information

8) Applicant's Name *

Dane Legge

9) Applicant's Company *

[REDACTED]

10) Address *

[REDACTED]

11) City *

[REDACTED]

12) State *

[REDACTED]

13) Zip Code *

[REDACTED]

14) Phone number *

[REDACTED]

15) Email Address *

[REDACTED]

16) Agent's Name

Randall Aschbrenner

17) Agent's Company

[REDACTED]

18) Address

19) City

20) State

21) ZIP code

22) Phone Number

23) Email

24) Owner's Name (if Different from applicant)

25) Address

26) City

27) State

28) Zip Code

29) Phone Number

30) Email Address

31) Planning Request (check all that apply) *☒ Site plan Review \$150.00 plus \$0.05 per sq. ft.☐ 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**32) Will translation services be needed during the Plan Board meeting? * ***

No

Item 4.

33) If Yes, please specify the language required.

Specific Project Information

34) Current Zoning District(s): *

B-3

35) Proposed Zoning District

B-3

36) Current Land Use: *

2 Unit Duplex

37) Proposed Land Use

2 Unit Duplex with detached garage

38) Gross Site Area *

15668

39) Current Number of Lots *

40) Proposed number of Lots *

1

Plan of Operations/ Property Information**New Business Use/Operation Information****41) Previous Use of Space ***

2 Unit Duplex

42) Hours of Operation (Weekdays) *

N/A

43) Description of Business Use or Operations *

N/A

44) Hours of Operations (Weekends) *

N/A

45) Total Area Space (SQF) *

15668

46) # of Full Time Employees *

0

47) # Toilet Fixtures *

0

48) # of Part Time Employees *

0

49) Customer Seating *

Yes

No

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

0

51) Seating Capacity *

0

52) Sprinkler System *

Yes

No

Item 4.

53) Hazardous/Flammable Chemicals Used/Stored *

Yes (Must attach MSDS Sheets)

No

Specified Use of Property and Building(s)

54) Building A *

Existing 2 Unit Duplex and proposed detached garage

55) Building B

56) BuildingC

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

☐ Odors

☐ Smoke

☐ Noise

☐ Light☐ Vibrations☒ None

Parking

58) Parking lot construction *

59) Dimension of parking lot *

60) Number of Spaces available *

61) Type of Screening *

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

Yes

Item 4.

No

Signage (Separate Sign Permit Application Needed)

63) Type (Check all that apply) *

☐ Free standing

☐ Monument

☐ Projecting

☐ Awning/Canopy

☐ Electronic Message

☐ Pylon

☐ Arm/Post

☐ Window

☐ Mobile/Portable or Banner

☒ None

☐ Other

64) If other describe

65) Location of Signs *

None

Entertainment

66) Is there any type of music in this proposal? *

Yes (Separate License from Clerk's office Required)

No

67) When will this be offered to customers *

☐ Monday

☐ Tuesday

☐ Wednesday

☐ Thursday

☐ Friday

☐ Saturday

☐ Sunday

☒ None

68) Live ***69) What time(s) will this be offered ***

N/A

Outdoor Lighting**70) Type ***

LED Motion Dusk Dawn Flood light in front of proposed garage.

71) Location *

Over driveway area.

Utilities**72) Will you be connected to City (Check all that apply) *****73) Is there a private well on-site ***

Yes

Item 4.

No

74) Types of Refuse Disposal *

Municipal

Private

75) Approval Date by the Department of Natural Resources for the well proposed use

76) Approval Date by the County Health Department for existing septic system

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

None.

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

Sheet drain.

Licenses/Permits

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

83) Permitted Property Uses (Check Uses you are apply for) *

☐ 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

84) 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.

Signature

Dan Legge

I understand that my typed signature is the legal equivalent of my handwritten signature on this document.

Certificate of Completion

Agreement information

Question: 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.

Description: 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.

Signer Events

Name: Dan Legge

Security level: Email, Account authentication

Signature

Signed by: Dan Legge

Signature adoption: Pre-selected style

Using IP Address: 98.144.134.87

Timestamp

Sent: 14/01/2026 07:21:56 PM

Viewed: 02/06/2026 12:44:14 PM

Signed: 02/06/2026 12:57:25 PM

Electronic Record and Signature Disclosure

Accepted: 02/06/2026 12:55:25 PM

ID: c4e0da19-7f82-4589-a76f-4d7c565f7c3d

85) Date *

02/06/2026 12:00:00 AM

Cost Recovery Certificate and Agreement

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

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

PROJECT INFORMATION

86) PROJECT LOCATION *

212 S. Esterly St Whitewater

87) PROJECT NAME *

212 S. Esterly New Garage

APPLICANT INFORMATION

88) NAME

89) MAILING (BILLING) ADDRESS *

[REDACTED]

90) PHONE *

[REDACTED]

91) EMAIL ADDRESS *

[REDACTED]

ATTORNEY INFORMATION

92) NAME

93) PHONE

94) EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed
Director of Community Development: Mason Becker \$59.53
Director of Public Works: Brad Marquardt \$79.73
Director of Finance: Rachelle Blitch \$72.71
Clerk: Heather Boehm \$43.91
Deputy Clerk: Tiffany Albright \$29.64
Zoning Specialist Llana Dostie \$41.70
City Attorney
Attorney Steven Cheseboro \$89.41
City Engineer
Strand and Associates \$247.63
Primary Contact: Mark Fischer
City Planner and Zoning Administrator
Primary Contact: Allison Schwark \$50.00

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



City Of Whitewater

Conditional Use Permit Application (Public Hearing)

107 Questions

CONDITIONAL USE APPLICATION CHECKLIST

Applicant

1. Fill out Plan Request, Conditional Use Application, Cost Recovery Certificate and Agreement. A digital copy of all submittal material:
 - a. Application Forms
 - b. Landscape plan indicating location, type and size of materials (Please review Landscaping Guidelines)
 - c. Stormwater and Erosion Control Applications (if necessary)
 - d. Lighting (Photometric) Plan
 - e. Add 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 City of Whitewater using payment link
<https://www.paymentservicenetwork.com/PaymentPage.aspx?acc=RT28287>

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 Urban Forestry Commission
5. When application is complete and approved by all Staff it will then be forwarded to the Zoning Specialist.

Zoning Specialist

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

Process

1. Plan Commission considers applicant's request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the 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 quarterly the fourth Monday of the month at 5:30 p.m. or as needed to review plans

Llana Dostie, Zoning Specialist

262-473-0144

ldostie@whitewater-wi.gov

Allison Schwark, Zoning Administrator

Municipal Code Enforcement

262-249-6701

mcodeenforcement@gmail.com

General Project Information

1) Project Title (if any) *

212 S. Esterly St.

Applicant, Agent & Property Owner Information

2) Applicant's First Name *

Dan Legge

3) Address *

[REDACTED]

4) City *

[REDACTED]

5) State *

[REDACTED]

6) Zip Code *

[REDACTED]

7) Phone Number *

[REDACTED]

8) Email Address *

[REDACTED]

9) Agent Name *

10) Agent Company *

Legge Project Professionals

11) Address *

[REDACTED]

12) City *

[REDACTED]

13) State *

[REDACTED]

14) Zip Code *

[REDACTED]

15) Phone Number *

[REDACTED]

16) Email Address *

[REDACTED]

17) Owner First Name (if different from applicant) *

Wendy Weyh

18) Address *

██████████

19) City *

██████████

20) State *

██

21) Zip Code *

██████

22) Phone Number *

██████████

23) Email Address *

██

24) Planning Request (check all that apply) *

☐ Site Plan and Architectural Review \$150.00 plus \$0.05 per sq. ft (Floor Area)

☒ Conditional Use Permit \$275.00

☐ Rezone/Land Use Amendment \$400.00

☐ Planned Unit Development \$500.00

☐ Preliminary Plat \$175.00

☐ Final Plat \$225.00

☐ Certified Survey Map \$200.00 plus \$10.00 per lot

☐ Project Concept Review \$150.00

☐ Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot

☐ Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot

☐ Joint Site Plan & Conditional Use \$350.00 plus \$0.05 per sq. ft (Floor Area)

☐ Board of Zoning Appeals/Adjustment \$300.00

Translation Services

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

Yes

26) If Yes, please specify the language required. *N/A

Conditional Use Permit Application

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

27) Previous Use of Space *Residential 2 Unit only, open space parking.

28) Hours of Operations (Weekends) *N/A

29) Description of Business use or Operations *N/A

New Business Use/Operation Information**30) Hours of Operations (Weekdays) ***N/A

31) Total Area Space in Square Feet *

N/A

Item 4.

32) # Full Time Employees *

N/A

33) # Toilet Fixtures *

N/A

34) # of Part Time Employees *

N/A

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

N/A

36) Customer Seating *

Yes

No

37) Seating Capacity *

N/A

38) Sprinkler System *

Yes

Item 4.

No

39) Hazardous/Flammable Chemicals used/stored *

Yes (must attach MSDS Sheets)

No

Specified Use of Property and Building(s)

40) Building A *

Residential Garage, Personal Storage

41) Building B

42) Building C

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

☐ Odors

☐ Smoke

☐ Noise☐ Light☐ Vibrations☒ Note

Parking

44) Dimension of parking lot *

N/A

45) Number of Spaces Available *

N/A

46) Parking Lot Construction *

☐ Asphalt☒ Concrete

47) Type of Screening *

☒ Fencing☐ Plantings

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

☐ Yes☒ No

Signage(Separate Sign Permit Application Needed)

49) Type (Check all that apply) *

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

50) If other, what type *N/A

51) Location of Signs *N/A

Entertainment**52) Is there any type of music in this proposal? ***☐ Yes (Separate License from Clerk's Office Required)☒ No**53) Live ***☐ Yes☒ No**54) When will this be offered to customers ***☐ Monday☐ Tuesday☐ Wednesday

☐ Thursday☐ Friday☐ Saturday☐ Sunday☒ None

55) What time(s) will this be offered *

N/A

Outdoor Lighting

56) Type *

LED Motion Dusk Dawn flood light and garage service door fixture.

57) Location *

gable facing driveway.

Utilities

58) Will you be connected to City Water and Sewer *

No

Item 4.

59) Is there a private well on-site *

Yes

No

60) Types of Refuse Disposal *

Municipal

Private

61) Approval Date by the Department of Natural Resources of the well for proposed use

N/A

62) Approval Date by the County Health Department for existing septic system

N/A

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

N/A

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

Sheet drain to road

Licenses/Permits

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

Item 4.

No

69) Permitted Conditional Uses (Please check all that apply) *

☐ Planned Residential Development

☐ First Wireless telecommunications facility located on alternative structure only

☐ Attached townhouse dwellings up to four units per building

☐ Public and semipublic uses

☐ Multifamily dwellings and attached dwellings, over four units (new construction only)

☐ Any building over forty feet

☐ Conversion of existing structures resulting in more dwelling units

☐ Dwelling units with occupancy of six or more unrelated persons

☐ All uses with a drive-in and drive-thru facilities

☐ Automobile repair and service

☐ Taverns and other places selling alcoholic beverages by the drink

☐ Daycare centers, adult, child and doggie

☐ Large Retail and Commercial Service Developments

☐ Motor Freight Transportation

☐ Light manufacturing and retail uses

☐ Home Occupations/Professional Home offices requiring customer access

☐ Bed and Breakfast establishments

☐ Conversion of existing single-family dwellings to two-family attached dwellings

☐ Professional business offices in a building where principal use is residential

☐ Fraternity or sorority houses and group lodging facilities

☒ Planned Development

☐ Conversion of existing units with less than five bedrooms to five or more bedrooms

☐ Entertainment establishments, including clubs but excluding adult entertainment

☐ Automobile and small engine vehicles sales and rental facilities

☐ Car washes

☐ Gasoline service stations, including incidental repair and service

☐ Funeral homes and crematory services

☐ Liquor or tobacco stores

☐ Wholesale trade of durable and nondurable goods

☐ Salvage Yards

Signatures

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

70) Applicant's Signature *

Randall Aschbrenner

71) Date *

02/06/2026 07:30:00 AM

Cost Recovery Certificate and Agreement

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

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

Project Information

72) Project Name *

212 S. Esterly St

73) Project Location *

[REDACTED]

Applicant Information

74) Name *

[REDACTED]

75) Mailing (Billing) Address *

[REDACTED]

76) Phone *

[REDACTED]

77) Email Address *

[REDACTED]

Attorney Information

78) Name *

N/A

79) Phone *

000-000-0000

80) Email Address *

[REDACTED]

81) Signature of Applicant *

Dan Legge

82) Date *

02/06/2026 07:30:00 AM

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 Community Development: Mason Becker \$59.53

Director of Public Works: Brad Marquardt \$79.73
Director of Finance: Rachelle Blitch \$72.71
Clerk: Heather Boehm \$43.91
Deputy Clerk: Tiffany Albright \$29.64
Zoning Specialist Llana Dostie \$41.70
City Attorney
Attorney Steven Cheseboro \$89.41
City Engineer
Strand and Associates \$247.63
Primary Contact: Mark Fischer
City Planners and Zoning Administrator
Primary Contact: Allison Schwark \$50.00

83) Site Plan Upload *

212 S. Esterly Site Plan Option-2026.pdf

84) Landscaping Plan Upload *

212 S. Esterly Site Plan Option-2026.pdf

85) Lighting Plan Upload *

212 S. Esterly Site Plan Option-2026.pdf

86) MSDS Sheets *

212 S. Esterly Site Plan Option-2026.pdf

87) Other Information *

A1.1Plan-04.14.26.pdf

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: July 13, 2026

Re: Conditional Use Permit

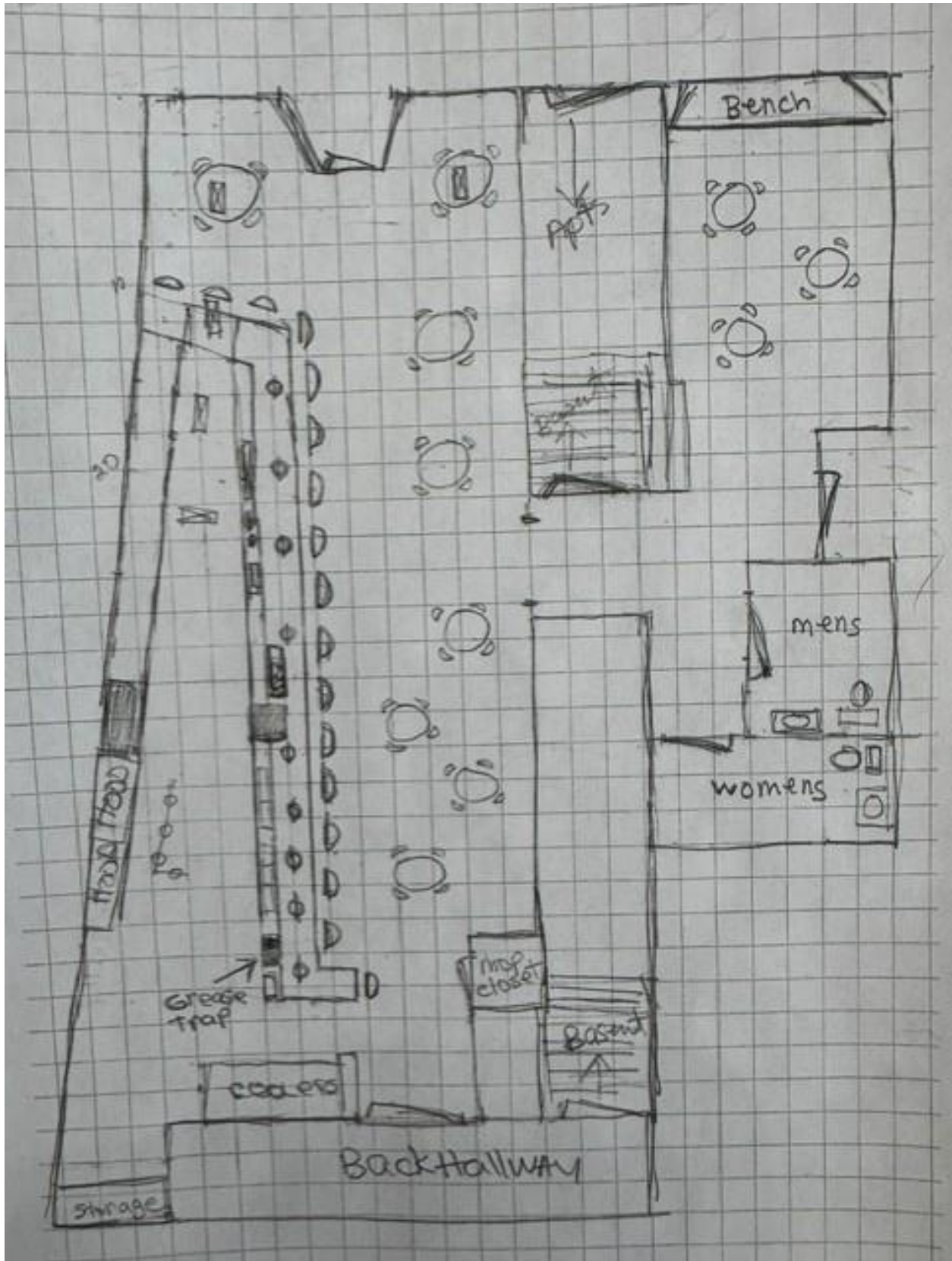
Summary of Request	
Requested Approvals:	Conditional Use Permit
Location:	132 W Center Street (/OT 00065)
Current Land Use:	Central Business
Proposed Land Use:	Central Business
Current Zoning:	B-2
Proposed Zoning:	NA
Future Land Use:	Central Business

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 132 W Center Street In the B-2 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The property was previously used and occupied by Coyote Grill, and the current occupant is proposing a new establishment called The Flowing Well Saloon. Previously, at last month's PARC meeting the item was tabled until further information was provided. The applicant has now submitted a site plan along with the application.

Planner's Recommendations

- 1) Staff recommends the plan commission **APPROVE** the conditional use permit with the following conditions:
 1. The conditional use permit shall run with the applicant and not the land. Any change in ownership/licensee (or operator) will require approval of a conditional use permit for the new owner/licensee (or operator) from the Plan Commission.
 2. Maximum occupancy shall be as determined by the fire department and building inspector.
 3. The applicant shall comply with all required City and building codes, and any signage shall require additional permitting.





Re: More information

From Danielle Parsell <parsell.dani@gmail.com>

Date Tue 6/23/2026 9:39 AM

To Llana Dostie <ldostie@whitewater-wi.gov>

Hi. We are wanting to be open
7am -2pm weekdays
7am-2:30pm weekends.

2 full time employees so far.

On Tue, Jun 23, 2026 at 9:37 AM Llana Dostie <ldostie@whitewater-wi.gov> wrote:

Danielle,

Can you please send me hours of operations for weekdays and weekends. And I need a clarification in writing about number of employees.

Thanks,



81B73E78

-
Llana Dostie
Zoning Specialist

PO Box 178
Whitewater WI 53190
(262) 473-0144



Re: More information

From Danielle Parsell <parsell.dani@gmail.com>

Date Tue 6/23/2026 11:22 AM

To Llana Dostie <ldostie@whitewater-wi.gov>

** 7 am -2am

** 7am -230 am

Sorry

On Tue, Jun 23, 2026 at 9:39 AM Danielle Parsell <parsell.dani@gmail.com> wrote:

Hi. We are wanting to be open

7am -2pm weekdays

7am-2:30pm weekends.

2 full time employees so far.

On Tue, Jun 23, 2026 at 9:37 AM Llana Dostie <ldostie@whitewater-wi.gov> wrote:

Danielle,

Can you please send me hours of operations for weekdays and weekends. And I need a clarification in writing about number of employees.

Thanks,

 81B73E78

-
Llana Dostie
Zoning Specialist

PO Box 178
Whitewater WI 53190
(262) 473-0144



City Of Whitewater

Conditional Use Permit Application (Public Hearing)

107 Questions

CONDITIONAL USE APPLICATION CHECKLIST

Applicant

1. Fill out Plan Request, Conditional Use Application, Cost Recovery Certificate and Agreement. A digital copy of all submittal material:
 - a. Application Forms
 - b. Landscape plan indicating location, type and size of materials (Please review Landscaping Guidelines)
 - c. Stormwater and Erosion Control Applications (if necessary)
 - d. Lighting (Photometric) Plan
 - e. Add 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 City of Whitewater using payment link
<https://www.paymentservicenetwork.com/PaymentPage.aspx?acc=RT28287>

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 Urban Forestry Commission
5. When application is complete and approved by all Staff it will then be forwarded to the Zoning Specialist.

Zoning Specialist

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

Process

1. Plan Commission considers applicant's request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the 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 quarterly the fourth Monday of the month at 5:30 p.m. or as needed to review plans

Llana Dostie, Zoning Specialist

262-473-0144

ldostie@whitewater-wi.gov

Allison Schwark, Zoning Administrator

Municipal Code Enforcement

262-249-6701

mcodeenforcement@gmail.com

General Project Information

1) Project Title (if any) *

The Flowing Well Saloon

Applicant, Agent & Property Owner Information

2) Applicant's First Name *

Danielle

3) Address *

N6901 McCabe Rd

4) City *

Elkhorn

5) State *

WI

6) Zip Code *

53121

7) Phone Number *

9062812692

8) Email Address *

parsell.dani@gmail.com

9) Agent Name *

10) Agent Company *

The Flowing Well Saloon

11) Address *

132 W Center St

12) City *

Whitewater

13) State *

WI

14) Zip Code *

53190

15) Phone Number *

9062812692

16) Email Address *

parsell.dani@gmail.com

17) Owner First Name (if different from applicant) *

Blake

18) Address *

N6901 McCabe Rd

19) City *

Elkhorn

20) State *

WI

21) Zip Code *

53121

22) Phone Number *

9062811074

23) Email Address *

blakeparsell@rocketmail.com

24) Planning Request (check all that apply) *

☐ Site Plan and Architectural Review \$150.00 plus \$0.05 per sq. ft (Floor Area)

☒ Conditional Use Permit \$275.00

☐ Rezone/Land Use Amendment \$400.00

☐ Planned Unit Development \$500.00

☐ Preliminary Plat \$175.00

☐ Final Plat \$225.00

☐ Certified Survey Map \$200.00 plus \$10.00 per lot

☐ Project Concept Review \$150.00

☐ Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot

☐ Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot

☐ Joint Site Plan & Conditional Use \$350.00 plus \$0.05 per sq. ft (Floor Area)

☐ Board of Zoning Appeals/Adjustment \$300.00

Translation Services

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

Yes

No

Item 5.

26) If Yes, please specify the language required. *

N/A

Conditional Use Permit Application

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

27) Previous Use of Space *

Lil' Debbie's Coyote Grill

28) Hours of Operations (Weekends) *

0

29) Description of Business use or Operations *

Bar and Grill

New Business Use/Operation Information

30) Hours of Operations (Weekdays) *

7am-2am

31) Total Area Space in Square Feet *

N/A

Item 5.

32) # Full Time Employees *

0

33) # Toilet Fixtures *

2

34) # of Part Time Employees *

0

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

N/A

36) Customer Seating *

Yes

No

37) Seating Capacity *

N/A

38) Sprinkler System *

Yes

Item 5.

No

39) Hazardous/Flammable Chemicals used/stored *

Yes (must attach MSDS Sheets)

No

Specified Use of Property and Building(s)

40) Building A *

Mixed Use

41) Building B

42) Building C

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

☐ Odors

☐ Smoke

☒ Noise☐ Light☐ Vibrations☐ Note

Parking

44) Dimension of parking lot *

N/A

45) Number of Spaces Available *

N/A

46) Parking Lot Construction *

☐ Asphalt☒ Concrete

47) Type of Screening *

☐ Fencing☒ Plantings

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

Yes

No

Signage(Separate Sign Permit Application Needed)

49) Type (Check all that apply) *

☐ Freestanding

☐ Monument

☐ Projecting

☐ Awning/Canopy

☐ Electronic Message

☐ Pylon

☐ Arm/Post

☐ Window

☒ Mobile/Portable or Banner

☐ None

☐ Other

50) If other, what type *

N/A

51) Location of Signs *

Under outdoor lighting

Entertainment**52) Is there any type of music in this proposal? ***☒ Yes (Separate License from Clerk's Office Required)☐ No**53) Live ***☒ Yes☐ No**54) When will this be offered to customers ***☒ Monday☒ Tuesday☒ Wednesday

☒ Thursday☒ Friday☒ Saturday☒ Sunday☐ None

55) What time(s) will this be offered *

Varied

Outdoor Lighting

56) Type *

Gooseneck

57) Location *

Above sign

Utilities

58) Will you be connected to City Water and Sewer *

☐ Yes

No

Item 5.

59) Is there a private well on-site *

Yes

No

60) Types of Refuse Disposal *

Municipal

Private

61) Approval Date by the Department of Natural Resources of the well for proposed use

N/A

62) Approval Date by the County Health Department for existing septic system

N/A

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

N/A

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

Bathrooms, bar sink, kitchen sink, wells, utility sink

Licenses/Permits

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

Item 5.

No

69) Permitted Conditional Uses (Please check all that apply) *

☐ Planned Residential Development

☐ First Wireless telecommunications facility located on alternative structure only

☐ Attached townhouse dwellings up to four units per building

☐ Public and semipublic uses

☐ Multifamily dwellings and attached dwellings, over four units (new construction only)

☐ Any building over forty feet

☐ Conversion of existing structures resulting in more dwelling units

☐ Dwelling units with occupancy of six or more unrelated persons

☐ All uses with a drive-in and drive-thru facilities

☐ Automobile repair and service

☒ Taverns and other places selling alcoholic beverages by the drink

☐ Daycare centers, adult, child and doggie

☐ Large Retail and Commercial Service Developments

☐ Motor Freight Transportation

☐ Light manufacturing and retail uses

☐ Home Occupations/Professional Home offices requiring customer access

☐ Bed and Breakfast establishments

☐ Conversion of existing single-family dwellings to two-family attached dwellings

☐ Professional business offices in a building where principal use is residential

☐ Fraternity or sorority houses and group lodging facilities

☐ Planned Development

☐ Conversion of existing units with less than five bedrooms to five or more bedrooms

☐ Entertainment establishments, including clubs but excluding adult entertainment

☐ Automobile and small engine vehicles sales and rental facilities

☐ Car washes

☐ Gasoline service stations, including incidental repair and service

☐ Funeral homes and crematory services

☐ Liquor or tobacco stores

☐ Wholesale trade of durable and nondurable goods

☐ Salvage Yards

Signatures

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

70) Applicant's Signature *

Danielle Parsell

71) Date *

07/05/2026 11:15:00 AM

Cost Recovery Certificate and Agreement

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

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

Project Information

72) Project Name *

The Flowing Well Saloon

73) Project Location *

132 W Center St Whitewater, WI 53190

Applicant Information

74) Name *

Danielle Parsell

75) Mailing (Billing) Address *

N6901 McCabe Rd Elkhorn, WI 53121

76) Phone *

9062812692

77) Email Address *

parsell.dani@gmail.com

Attorney Information

78) Name *

N/A

79) Phone *

0000000000

80) Email Address *

parsell.dani@gmail.co

81) Signature of Applicant *

N/A

82) Date *

07/05/2026 11:15:00 AM

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 Community Development: Mason Becker \$59.53

Director of Public Works: Brad Marquardt \$79.73

Director of Finance: Rachelle Blitch \$72.71

Clerk: Heather Boehm \$43.91

Deputy Clerk: Tiffany Albright \$29.64

Zoning Specialist Llana Dostie \$41.70

City Attorney

Attorney Steven Cheseboro \$89.41

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$50.00

83) Site Plan Upload *

IMG_2228.jpeg, IMG_2191.jpeg, IMG_2188.jpeg, IMG_2187.jpeg,
IMG_2183.jpeg, IMG_2227.jpeg, IMG_2226.jpeg, IMG_2225.jpeg,
IMG_2224.jpeg

84) Landscaping Plan Upload *

IMG_2201.png

85) Lighting Plan Upload *

IMG_2232.jpeg, IMG_2231.jpeg, IMG_2230.jpeg, IMG_2229.jpeg,
FullSizeRender.jpeg

86) MSDS Sheets *

147lcdetpk.pdf, 357e2c25-a9b7-46b1-96a0-a2030f3151b7.pdf, 83550.pdf,
147lcsanipk_sds.pdf

87) Other Information *

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

CBP PROPERTIES LLC
417 N FREMONT ST
WHITEWATER, WI 53190

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

MARY KETTERHAGEN
KETTERHAGEN TRUST
1631 PEARSON CT
WHITEWATER, WI 53190

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

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

WOKES, LLC
146 W MAIN ST
WHITEWATER, WI 53190

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

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

TAMMY APRAHAMIAN
S107 W30511 SANDY BEACH RD
MUKWONAGO, WI 53149

DRILON LLC
2640 DEEP VALLEY CT
PROSPER, TX 75078

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

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

DAVID E SAALSAA
184 W MAIN ST #3
WHITEWATER, WI 53190

CENTER STREET RENTALS
W9597 BREIDSAN DR
WHITEWATER, WI 53190

JERMAN PROPERTIES, LLC
PO BOX 616
CAMBRIDGE, WI 53523

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

KICH PROPERTIES LLC
N7296 LAKESHORE AVE
ELKHORN, WI 53121

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

BART KRAUS
8320 N EAGLE DR
MILTON, WI 53563

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

STEPHEN W FAIRCHILD
126 W CENTER ST
WHITEWATER, WI 53190

STONEGATE MANAGEMENT LLC
S107 W30511 SANDY BEACH RD
MUKWONAGO, WI 53149

DIANE L TRAMPE
138 W CENTER ST
WHITEWATER, WI 53190

FIRE STATION 1 LLC
140 W CENTER ST
WHITEWATER, WI 53190

VAS 117 S SECOND LLC
S52W23080 HUNTERS HOLLOW
WAUKESHA, WI 53189

BOWERS HOUSE LLC
S107 W30511 SANDY BEACH RD
MUKWONAGO, WI 53149

LUIS ISLAS MARTIENZ
EVA ARANDA VILLEGAS
130 S ASH LN
WHITEWATER, WI 53190

MEXSAL LLC
565 S FRANKLIN ST
WHITEWATER, WI 53190

HBCK LLC
2924 CANDLEWOOD DR
JANESVILLE, WI 53546

DLK ENTERPRISES INC
PO BOX 239
WHITEWATER, WI 53190

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

JLY 3 LLC
PO BOX 111
MAYVILLE, WI 53050

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

RODRIGUEZ PROPERTIES II LLC
N9707 N MCCORD RD
WHITEWATER, WI 53190

MARIETTA RENTALS LLC
123 W CENTER ST
WHITEWATER, WI 53190

MILK ADVISORY BOARD LLC
147 S PRINCE ST
WHITEWATER, WI 53190

WHITEWATER POST OFFICE
213 W CENTER ST
WHITEWATER, WI 53190

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

TAIL SPIN LLC
22218 W 7 MILE RD
FRANKSVILLE, WI 53126

141 W MAIN STREET BUILDING
LLC
C/O BARBARA KRAMER
4906 LEE BLVD
SHADY SIDE, MD 20746
AUREL BEZAT
DANIELA BEZAT
751 CAMBRIDGE DR
JANESVILLE, WI 53548

BULLDOG INVESTMENTS LLC
109 S FIRST ST
WHITEWATER, WI 53190

HANTROPP PROPERTIES LLC
GREGORY CONDOS
158 W WHITEWATER ST
WHITEWATER, WI 53190

VAS 135 W CENTER LLC
S52W23080 HUNTERS HOLLOW
WAUKESHA, WI 53189

WISCONSIN DAIRY SUPPLY
COMPANY INC
PO BOX 239
WHITEWATER, WI 53190

ASSOCIATED BANK CORPORATION REAL
ESTATE
%ASSOCIATED BANK MS8227
433 MAIN ST
GREEN BAY WI 54301

BUEHLER LAW OFFICE LLC
266 LAKEVIEW DR
WHITEWATER, WI 53190

COMMUNITY DEVELOPMENT
AUTHORITY OF CITY OF
WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

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

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

KD WILCOX INVESTMENTS LLC
PO BOX 440
WHITEWATER, WI 53190

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

STEVE O'S LLC
156 W WHITEWATER ST
WHITEWATER, WI 53190

MIQIS LLC
11337 E COUNTY RD N
WHITEWATER, WI 53190

XURI PROPERTIES LLC
S95 W34735 JERICHO DR
EAGLE, WI 53119

COMMERICAL BANK
70 NORTH MAIN ST
FORT ATKINSON, WI 53538

ROBERT ARDELT TRUST
835 WALWORTH AVE
WHITEWATER, WI 53190

JVULTAGGIO LLC
W2862 STATE RD 59
WHITEWATER, WI 53190

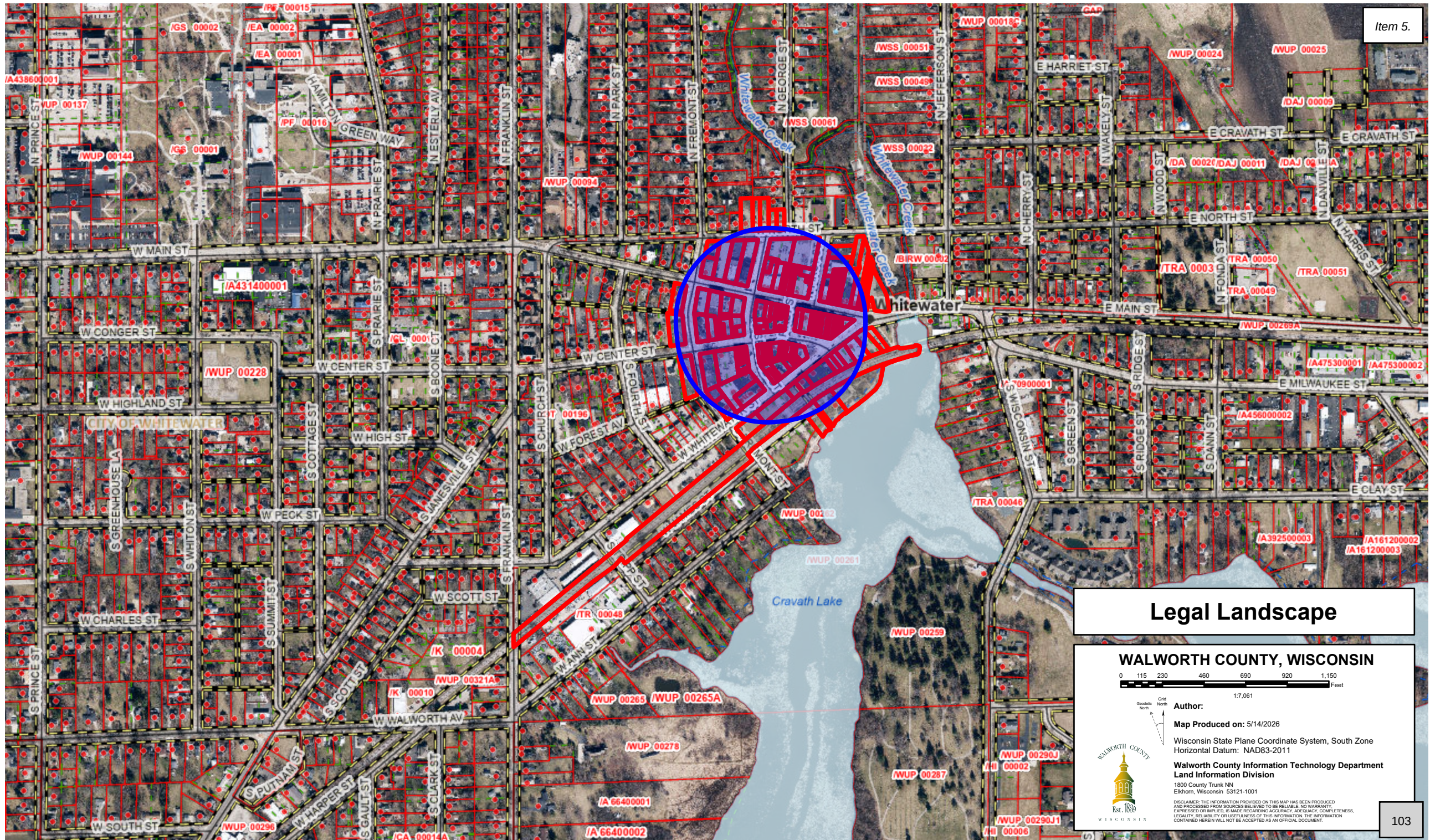
LORI HILL
ROMIE JOHNSON
W4787 YANDRY RD
WHITEWATER, WI 53190

ARACELI PARTIDA
371 W ANN ST
WHITEWATER, WI 53190

ANTONIO ARANDA
PO BOX 293
WHITEWATER, WI 53190

WILLIAM LEE REIBER
202 W NORTH ST
WHITEWATER, WI 53190

Item 5.



Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 115 230 460 690 920 1,150 Feet

1:7,061



Author:

Map Produced on: 5/14/2026

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.



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 13th day of July 2026 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for Sale of Alcohol by the Drink located at 132 W Center Street, Parcel ID #/OT 00065 for Danielle Parsell d/b/a Flowing Well Saloon.

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

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

For information, call (262) 473-0540

Llana Dostie, Zoning Specialist

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: July 13, 2026

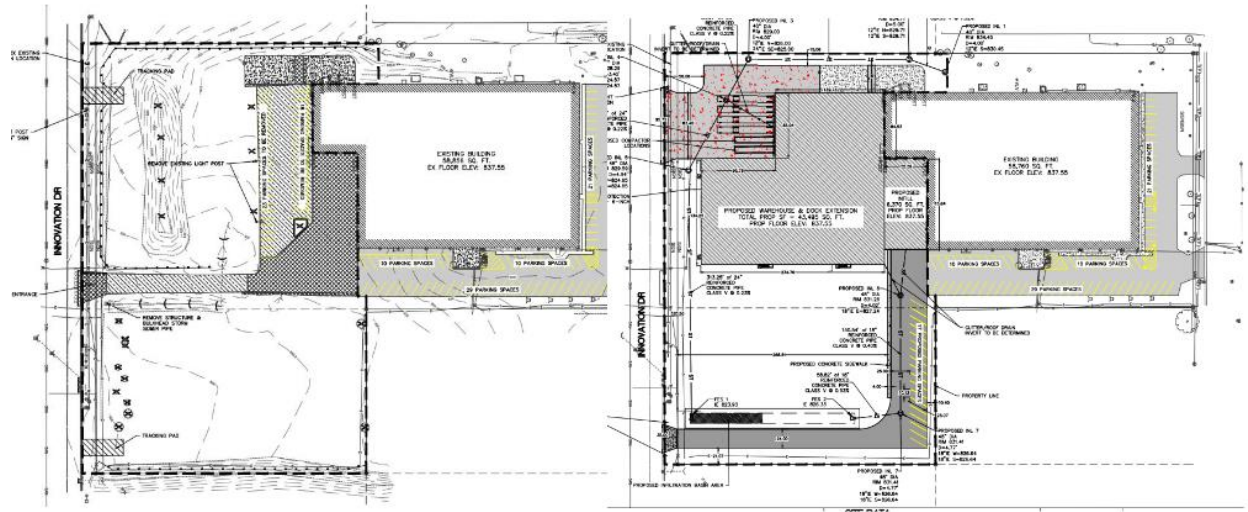
Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	1215 N Universal Boulevard (/A455700001)
Current Land Use:	Manufacturing
Proposed Land Use:	Manufacturing
Current Zoning:	M-1, General Manufacturing
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Business/Industrial Park

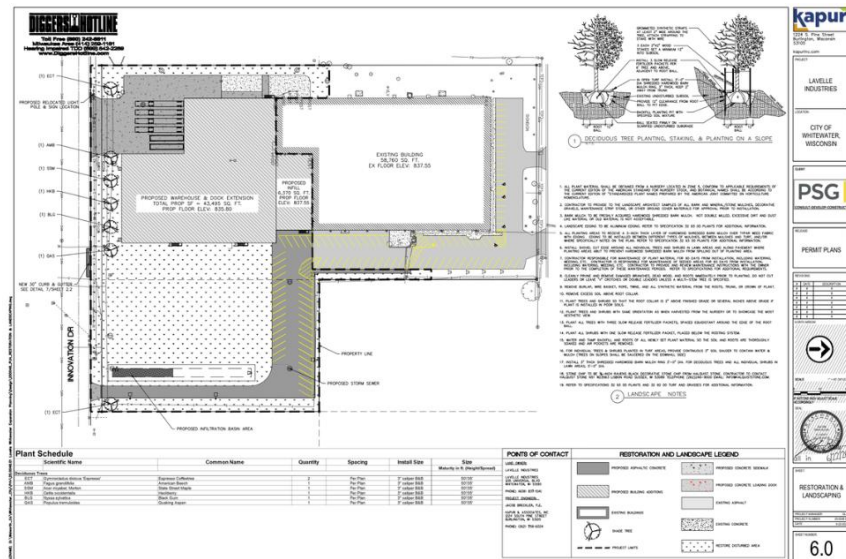
Staff Review

The applicant, Lavelle Industries, is requesting a site plan review for the expansion of the existing parking lot in conjunction with the previously approved ongoing expansion of the facility. The proposed lot expansion is intended to accommodate operational needs of the facility, adding 37 additional parking stalls with no other changes in the site plan.

Previous Approved Site Plan



Proposed Site Plan



Planner's Recommendations

- 1) Staff recommends that the Plan Commission **APPROVE** the Amended Site Plan 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. Any other stipulations as indicated by the PARC.

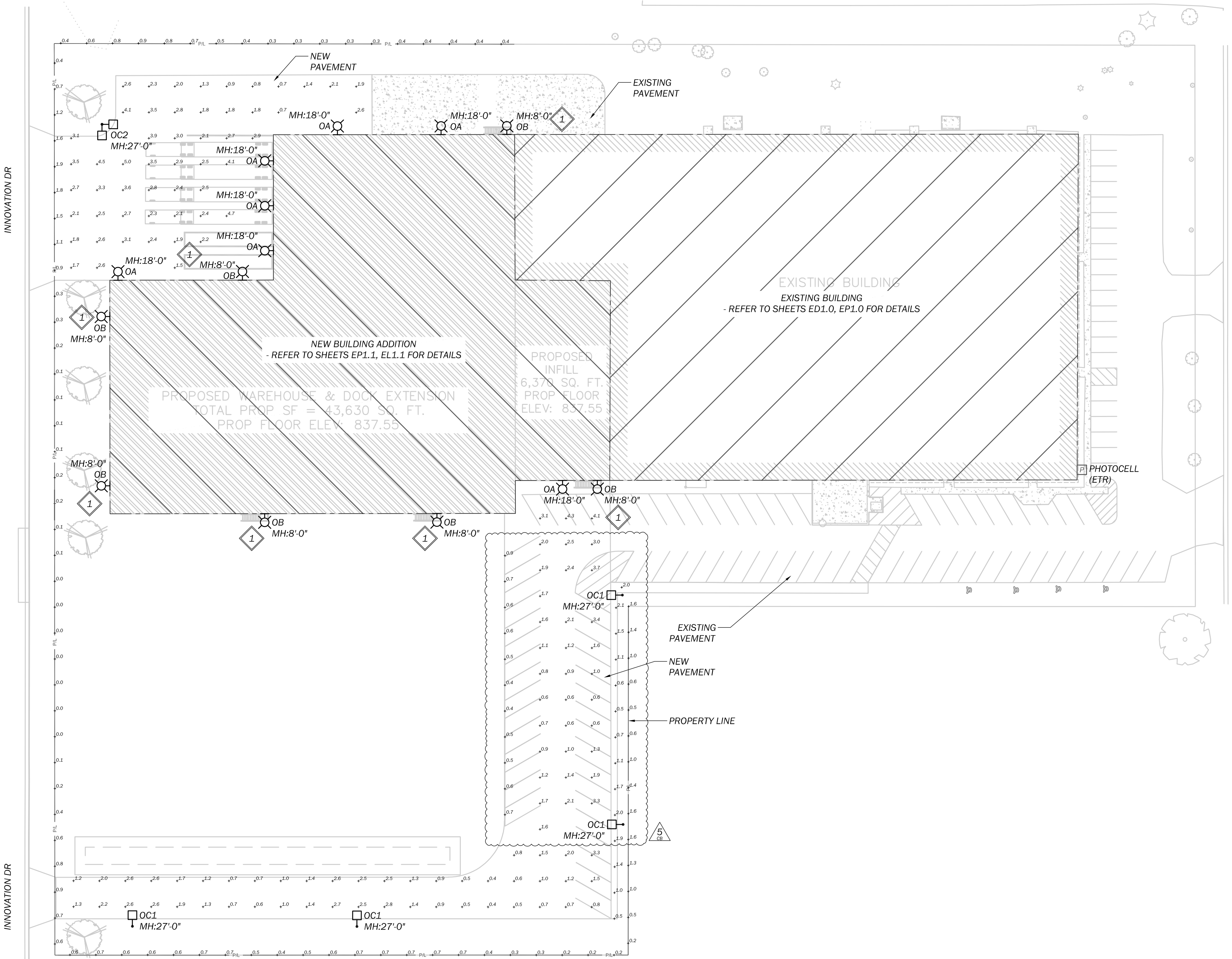
PERMIT
PLANS

06/01/2026	PARKING LOT MODIFICATIONS
------------	---------------------------

SITE LIGHTING AND PHOTOMETRICS

04/11/2025

ES-1.0P



EXTERIOR LIGHTING

1

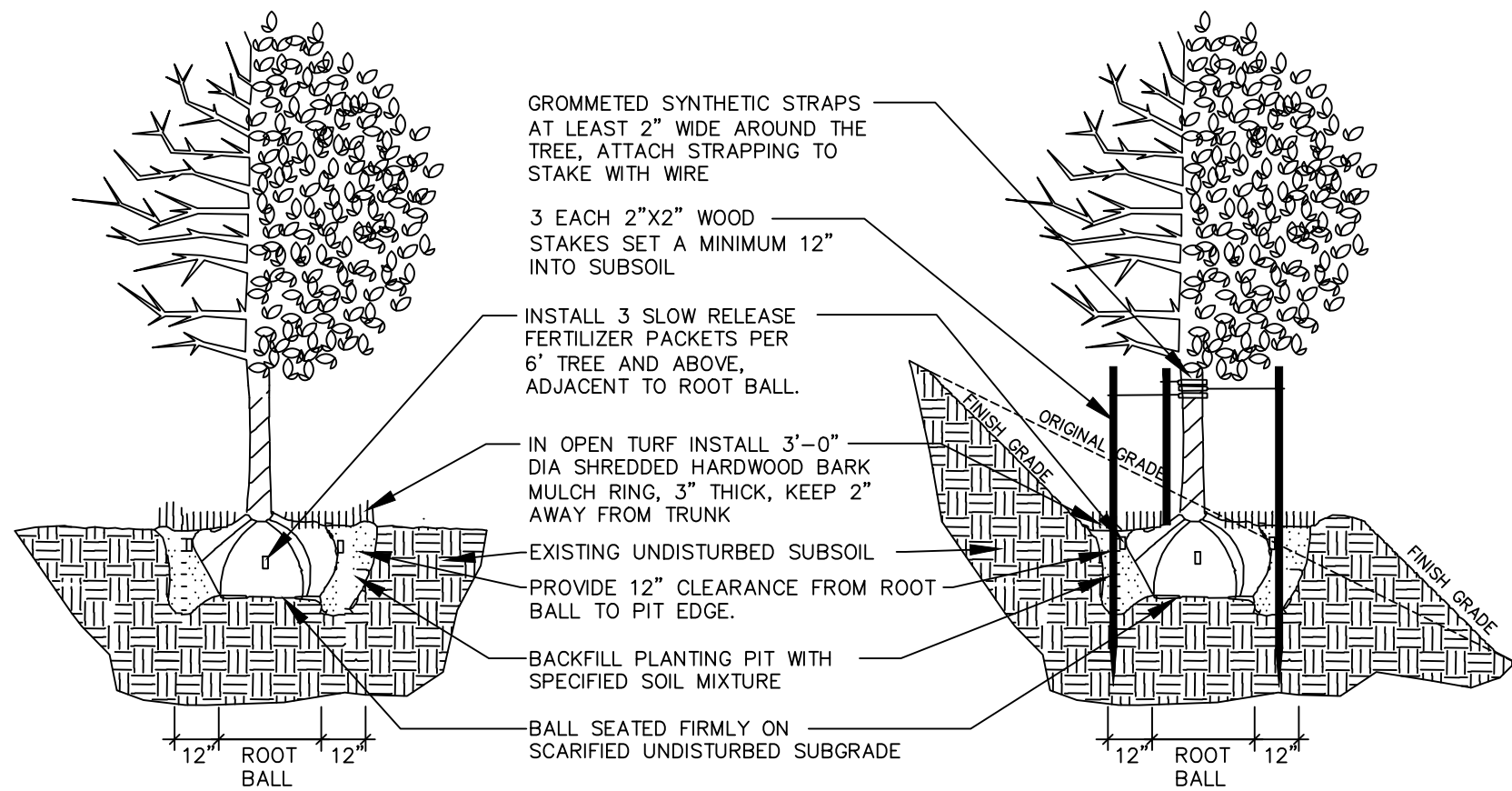
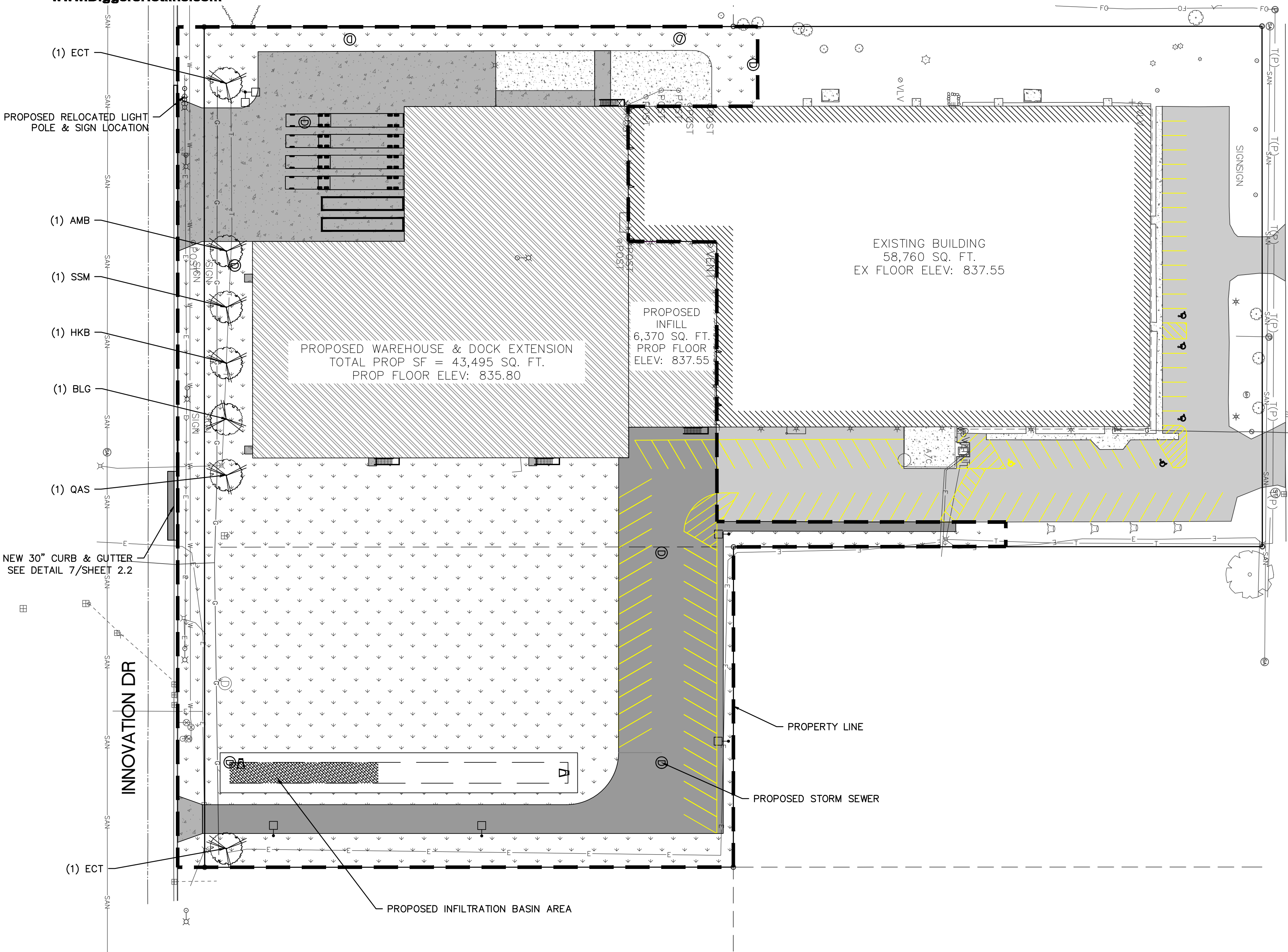
ABBREVIATIONS			
AFF	ABOVE FINISHED FLOOR	J-BOX	JUNCTION BOX
AFG	ABOVE FINISHED GRADE	LIG	LIGHTING
BLOG	BUILDING	MH	MOUNTING HEIGHT
CB	CIRCUIT BREAKER	NTS	NOT TO SCALE
CKT	CIRCUIT	PNL	PANEL BOARD
DWG	DRAWING	TYP	TYPICAL
ETR	EXISTING TO REMAIN	UG	UNDERGROUND
GND	GROUND	WP	WEATHERPROOF
FEED	FEEDER	XFMR	TRANSFORMER

SITE LIGHTING FIXTURE SCHEDULE															
ABBREVIATIONS:															
D = DRIVER		DW = DRYWALL		ET = ELECTRONIC		MG = MAGNETIC		R = RECESS		S = SURFACE		SP = SUSPENDED		V = VARIES	
DM = DIMMING		E = EXPOSED		LG = LAY-IN GRID		OT = OTHER		RM = REMOTE		SD = STEP DIMMING		ST = STANDARD		WM = WALL MOUNTED	
DWG ID	DESCRIPTION	LAMPS/LEDS			BALLAST/DRIVER			MOUNTING	FIXTURE VOLTAGE	MANUFACTURER PART NUMBER	NOTES				
		TYPE	LUMENS	K	WATTS	TYPE	NO.								
0A	OUTDOOR WALL PACK FIXTURE	LED	7500	4000	56	D	1	WM	120/277	CURRENT LIGHTING EWAS-01-0-C3-AW-7-40-D-1-PM-DKBZ OR APPROVED EQUIVALENT					
0B	OUTDOOR WALL PACK EMERGENCY EGRESS FIXTURE WITH COLD WEATHER RATED BATTERY	LED	2500	4000	37	D	1	WM	120/277	H.E. WILLIAMS WPH-L30-7-40-TFT-DBZ-SDGLEM/10WC OR APPROVED EQUIVALENT					
0C1	OUTDOOR POLE-MOUNTED FIXTURE - SINGLE	LED	15000	4000	123	D	1	POLE	120/277	CURRENT LIGHTING EALS-04-0-F4-AF-7-40-E-D1-DKBZ + GENERAL STRUCTURES CPA-1-6018-25-AB-D1-DB-VD OR APPROVED EQUIVALENT					
0C2	OUTDOOR POLE-MOUNTED FIXTURES - DUAL 90deg	LED	(2x) 15000	4000	(2x) 123	D	(2x) 1	POLE	120/277	(2x) CURRENT LIGHTING EALS-04-0-F4-AF-7-40-E-D1-DKBZ + (1x) GENERAL STRUCTURES CPA-1-6018-25-AB-D2890-DB-VD OR APPROVED EQUIVALENT					
SCHEDULE NOTES:															
1															

FILENAME: D:\Widworth_Co\Whitewater_City\Phy\25.0048.01 Lavelle Whitewater Expansion Planning\Design\250048_PUL_RESTORATION & LANDSCAPING.dwg



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



1 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYRAP WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA.
- STONE CHIP TO BE ¾-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

2 LANDSCAPE NOTES

Plant Schedule

	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size Maturity in ft. (Height/Spread)
Deciduous Trees						
ECT	Gymnocladus dioicus 'Espresso'	Espresso Coffeetree	2	Per Plan	3" caliper B&B	50'/35'
AMB	Fagus grandifolia	American Beech	1	Per Plan	3" caliper B&B	50'/35'
SSM	Acer miyabei; Morton	State Street Maple	1	Per Plan	3" caliper B&B	50'/35'
HKB	Celtis occidentalis	Hackberry	1	Per Plan	3" caliper B&B	50'/35'
BLG	Nyssa sylvatica	Black Gum	1	Per Plan	3" caliper B&B	50'/35'
QAS	Populus tremuloides	Quaking Aspen	1	Per Plan	3" caliper B&B	50'/35'

POINTS OF CONTACT

LAND OWNER:
LAVELLE INDUSTRIES

LAVELLE INDUSTRIES
1215 UNIVERSAL BLVD
WHITEWATER, WI 53190

PHONE: (608) 837-5141

PROJECT ENGINEER:
JACOB BRECKLER, P.E.

KAPUR & ASSOCIATES, INC
1224 SOUTH PINE STREET
BURLINGTON, WI 53105

PHONE: (262) 758-6024

RESTORATION AND LANDSCAPE LEGEND

	PROPOSED ASPHALTIC CONCRETE		PROPOSED CONCRETE SIDEWALK
	PROPOSED BUILDING ADDITIONS		PROPOSED CONCRETE LOADING DOCK
	EXISTING BUILDINGS		EXISTING ASPHALT
	SHADE TREE		EXISTING CONCRETE
	PROJECT LIMITS		RESTORE DISTURBED AREA



1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

LAVELLE
INDUSTRIES

LOCATION:

CITY OF
WHITEWATER,
WISCONSIN

CLIENT:



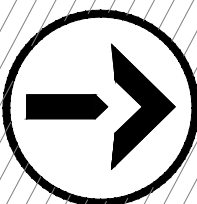
RELEASE:

PERMIT PLANS

REVISIONS:

#	DATE	DESCRIPTION
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

NORTH ARROW:



SCALE: 1" = 40' (34"x22")



IF NOT ONE INCH ADJUST SCALE
ACCORDINGLY

SEAL:



SHEET:

RESTORATION &
LANDSCAPING

PROJECT MANAGER: GLG
PROJECT NUMBER: 25.0048.01
DATE: 6-22-2026

SHEET NUMBER:

6.0

Lavelle Industries, Inc.
Storm Water
Management Plan

City of Whitewater
Walworth County,
Wisconsin

Prepared by:

Kapur & Associates, Inc.
1224 S. Pine Street
Burlington, Wisconsin 53105

June 22, 2026



Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
1.0 Project Description and Location	3
2.0 Soil Information	3
3.0 Hydrology	3
4.0 Pre-Development Site Conditions	3
5.0 Post-Development Site Conditions	3
 <u>APPENDICIES</u>	
APPENDIX A	Geotechnical Report
APPENDIX B	WinSLAMM Input
APPENDIX C	WinSLAMM Outfall Runoff Volume Output
APPENDIX D	WinSLAMM Solids Reduction Output
APPENDIX E	Site Plan
APPENDIX F	Drainage Area Maps
APPENDIX G	Maintenance Agreement
APPENDIX H	Site Plan Cost Estimate

1.0 Project Description and Location

Kapur & Associates, Inc. has prepared an updated storm water management report for the new addition for Lavelle Industries located in the City of Whitewater, Walworth County, Wisconsin. The new analysis incorporates the new 49,865 S.F. addition, parking areas and future additions up to 0.9 acre. An infiltration analysis on the entire property for the existing pre-development areas with no impervious areas and the proposed development areas.

The subject property is located at 1215 Universal Blvd in the City of Whitewater, Walworth County, Wisconsin and is in the Whitewater Creek watershed, tributary to a regional pond owned by the City of Whitewater that addresses both stormwater release rates, and pollution reduction. The entire site drains to the regional pond which accounts for the peak flow and water quality requirements set forth by the City and State. As part of this amendment the entire parcel of 6.439 acres was modeled for adequate infiltration. The amendment reflects current site conditions, from the previous additions.

2.0 Soil Information

Geotechnical exploration of the project site was conducted by Gestra Engineering, Inc. Please refer to Appendix A for additional information.

3.0 Hydrology

Hydrologic conditions for infiltration and site-specific pollutant loading were modeled using the current of WinSLAMM V 10.5.0.

Infiltration: For development with more than 40% and up to 80% connected imperviousness infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 75% of the pre-development infiltration volume, based on an average annual rainfall or 2% of the post-construction site. Pretreatment shall be required for parking lot runoff and for runoff from new road construction in commercial, industrial and institutional areas that will enter an infiltration system. Pretreatment shall be designed to protect the infiltration system from clogging prior to scheduled maintenance and to protect groundwater quality in accordance with sub. (6) of NR 151.124.

4.0 Pre-Development Site Conditions

The Pre-Development Site Conditions utilizes the site prior to initial development, assuming an entirely previous area over the full lot. The calculated predevelopment outfall runoff volume output, and rainfall amounts used in the below infiltration volume calculation has been provided in Appendix C for reference.

$$\begin{aligned}\text{Pre-developed Rain Volume} &= (6.439 * 43,560) \text{ SF} * (29.96/12) \text{ FT} = 700,272 \text{ CF} \\ \text{Pre-development Infiltration Volume} &= 700,272 \text{ CF} - 11,180 \text{ CF} = \mathbf{689,092 \text{ CF}}\end{aligned}$$

5.0 Post-Development Site Conditions

To meet the infiltration requirements, storm water management practices were constructed including an on-site bio-infiltration basin. The inputs for the impervious area, pervious areas, and the bio-infiltration basin have been included in Appendix B. The calculated outfall runoff volume

output, and rainfall amounts used in the below infiltration volume calculation has been provided in Appendix C for reference. The pre-development site conditions are for the site prior to any development of the parcel.

Post-developed Rain Volume = $(6.439 * 43,560) \text{ SF} * (29.96/12) \text{ FT} = 700,272 \text{ CF}$

Post-developed Infiltration Volume = $700,272 \text{ CF} - 181,354 \text{ CF} = \mathbf{518,918 \text{ CF}}$

Percent of Pre-Developed Infiltration Volume = $518,918 \text{ CF} / 689,092 \text{ CF} = \mathbf{75.3\%}$

Based on the above infiltration calculations, the site meets the 75% pre-development infiltration volume standard, as well as the 2% of the post-construction site requirement.

Storm Water Summary

A summary of the storm water flows for the project site for pre- and post-development conditions is shown in the table below.

Infiltration Volume:

	Area (Ac)	Rain Volume (cf)	Runoff Volume (cf)	Infiltration Volume (cf)	% Infiltrated
Predeveloped	6.439	700,272	11,180	689,092	
Post Developed	6.439	700,272	181,354	518,918	75.3%

Table 1 – Summarized Total Flows - WinSLAMM output

Water Quality: Based on the SLAMM analysis, 56.2% of suspended solids can be expected to be removed on-site prior to release within the greater regional basin. This calculation has been provided under Appendix D.

Appendix A - Geotechnical Report

GEOTECHNICAL ENGINEERING REPORT

***Proposed Building Addition
Lavelle Industries, Inc.
Whitewater, Wisconsin***

***GESTRA Project No.: M14037-10
September 11, 2014***

***Prepared For:
Reesman's Excavating & Grading, Inc.
Burlington, Wisconsin***

Geotechnical Engineering Report

**Proposed Building Addition
Lavelle Industries, Inc.
1215 Universal Blvd.
Whitewater, Wisconsin**

**GESTRA Project No.: M14037-10
September 11, 2014**

Prepared for:

**Reesman's Excavating & Grading, Inc.
28815 Bushnell Road
Burlington, WI 53105**

Report Prepared by:

**GESTRA Engineering, Inc.
715 Post Road, Suite A
Madison, WI 53713
Phone: (608) 222-9406**

TABLE OF CONTENTS

1.0	INTRODUCTION	3
1.1	Project Information	3
2.0	SCOPE OF WORK	4
3.0	EXPLORATION RESULTS	4
3.1	Site Conditions	4
3.2	Subsurface Soil Profile	4
3.3	Groundwater Observations	6
4.0	ANALYSIS AND RECOMMENDATIONS	6
4.1	Existing Fill	6
4.2	Site Preparation	7
4.3	Foundation Recommendations	7
4.4	Floor Slab Recommendations	9
4.5	Seismic Site Classification	9
4.6	Below Grade Walls	10
4.7	Pavement Recommendations	11
4.8	Construction Consideration	12
5.0	EXPLORATION AND TESTING PROCEDURES	13
5.1	Layout and Elevation Procedures	13
5.2	Field Testing Procedures	13
5.3	Laboratory Testing Procedures	13
	STANDARD OF CARE	14
 APPENDIX I SITE LOCATION MAP, BOREHOLE LOCATION MAP, TEST BORING LOGS, AND NOMENCLATURE		
 APPENDIX II LABORATORY TEST RESULTS		

**Geotechnical Engineering Report
Proposed Building Addition
Lavelle Industries, Inc.
1215 Universal Blvd.
Whitewater, Wisconsin**

1.0 INTRODUCTION

GESTRA Engineering, Inc. (GESTRA) was authorized by Reesman's Excavating & Grading, Inc. (Reesman) to complete a subsurface exploration and geotechnical investigation for the proposed building addition to the existing Lavelle Industries, Inc. manufacturing plant, located at 1215 Universal Boulevard in Whitewater, Wisconsin. This report presents the results from the subsurface soil exploration and describes the field exploration, laboratory test results, and provides recommendations pertaining to the design and construction of the proposed development.

The engineering recommendations and analysis contained within this report are based on the following project information, which is a projection of GESTRA's understanding of the project. If for any reason the actual project information differs from what is reported below, GESTRA should be contacted so that we can review our recommendations in light of any new information.

1.1 Project Information

The project site is located along the south side of the existing Lavelle Industries, Inc. manufacturing plant at 1215 Universal Boulevard in Whitewater, Wisconsin. The proposed project will include the construction of a building addition, a parking lot expansion, and an access drive. The proposed building addition will extend south of the existing building, just west of the existing loading dock bays. The building addition will measure approximately 84 feet by 150 feet. The addition will consist of a single story (high bay), metal structure with a concrete slab on grade matching the finish floor elevation of the existing manufacturing plant at elevation 837.58 feet, as shown on the Civil Plans prepared by Pinnacle Engineering Group. New loading dock bays are planned along the east wall of the planned addition. As such, finished exterior site grades along the east wall of the planned will be approximately 4 feet to 5 feet lower than the finish floor elevation, and the east perimeter foundation wall essentially act as a retaining wall.

The addition is assumed to be designed as steel frame construction and supported by cast in place shallow spread foundations. We have assumed that wall loads will not exceed 5 kips per lineal foot and individual column loads will be 150 kips or less. We have also assumed the building foundations will bear at a maximum of 4 feet to 5 feet below the finish floor elevation. As an exception, footings along the east wall of the planned addition in the proposed loading dock area are expected to bear about 8 feet to 9 feet below the finished floor elevation.

Expansion of the existing asphalt parking lot and construction of a new south access drive off of Innovation Drive is planned generally southeast of the new building addition. In addition, a new concrete loading dock slab is planned along the east side of the proposed addition. Specific traffic loading design details were not known at the time of this report. However, we have assumed that the proposed new pavement areas will be subjected to moderate truck traffic estimated at 10 to 15 delivery trucks or semi trucks per day.

Based on the proposed finish floor slab elevation and the proposed finished site grades, in relation to existing site grades, up to about 5 feet of fill is expected to be necessary in the area of

the planned addition to establish the finish floor elevation. Minimal site grading is anticipated to be necessary to establish the majority of the proposed pavement grades. As an exception, cuts of up to about 2 feet are anticipated to be necessary near the south end of the planned access drive.

2.0 SCOPE OF WORK

GESTRA has performed the following services for the project:

1. Contacted Diggers Hotline to identify the utility locations prior to drilling.
2. Located the borings using tape and stake methods referencing known site features and performed a level survey to obtain approximate ground surface elevations at the borehole locations.
3. Performed eight (8) standard penetration (SPT) borings utilizing an ATV-mounted drilling rig. Five (5) borings to a depth of 15 feet were planned in the building addition area, and three (3) borings were planned to a depth of 7½ feet below existing grades in new pavement areas. However, auger penetration refusal on cobbles, boulders, or possible bedrock was encountered at boring B-2 at a depth of 8 feet below ground surface (bgs). The remainder of the borings were completed to the planned depths. Site work included abandonment of the boreholes with bentonite chips per WDNR requirements and surface patching with cold patch asphalt, where applicable.
4. Performed laboratory soil tests to assign classification and engineering properties to the soils encountered. The laboratory testing included hand penetrometer, Atterberg limits, mechanical sieve analysis, percent finer than the 200 sieve, organic contents, and moisture contents.
5. Prepared this engineering report presenting the results of the field exploration, laboratory testing, and providing recommendations pertaining to allowable soil bearing capacity for spread foundations, estimates of settlement for spread foundations, seismic site classification, frost depth, anticipation and management of groundwater, subgrade modulus for design of slabs on grade, lateral earth pressure coefficients, pavement recommendations, and site preparation/soil correction.

3.0 EXPLORATION RESULTS

3.1 Site Conditions

The project site, located along the south side of the existing manufacturing plant, is generally comprised of asphalt pavement near the existing building, with grass present over the southern portion of the site. Areas of concrete pavement are also present adjacent to the existing building.

In general, the topography of the project site is relatively level to slightly rolling. Based on the site plan provided by Pinnacle, about 4± feet of elevation difference is present in the area of the proposed building addition. Existing ground surface elevations at the boring locations ranged between 837.3 feet at B-1 and 830.0 feet at B-6.

3.2 Subsurface Soil Profile

Based on our exploration, the subsurface soil profile generally consists of surficial topsoil to an estimated depth of 4 to 8 inches below ground surface (bgs), underlain by native sandy lean clay or clayey sand to depths of about 1 foot to 7 feet bgs. Beneath the sandy lean clay and clayey

sand strata, the underlying native soils were comprised of glacial till materials, consisting of silty sand with gravel and possible cobbles, to the termination/refusal depth of the borings. As exceptions to the above generalized profile, about 3½ inches of asphalt pavement was present at the surface of B-3 and a second stratum of topsoil was encountered below the surficial topsoil at B-7 and extended to a depth of about 1.3 feet bgs. Furthermore, fill or possible fill materials, consisting of sandy lean clay with gravel or silty sand with gravel, were encountered below the topsoil layer at B-1, B-2, and B-5. The fill/possible fill materials extended to depths of approximately 3 feet and 5 feet bgs, with approximate bottom elevations between 831.8 feet and 834.1 feet.

At boring B-2, auger penetration refusal on cobbles, boulders, or possible bedrock was encountered above the planned boring depth at a depth of about 8 feet bgs.

Existing Fill/Possible Fill: The fill/possible fill material was generally comprised of either dark brown and brown sandy lean clay with gravel or brown and light brown silty sand with gravel. Standard Penetration Test (SPT) blow counts, or N-values, as shown on the boring logs, within the cohesive fill materials at B-1 ranged from 6 to 7 blows per foot (bpf). An N-value of 11 bpf resulted within the granular fill material at B-2 and B-5. Moisture contents of samples of the cohesive fills tested ranged between about 17% and 18%.

Native Soils: The native soil profile observed was fairly consistent between the boreholes. The native soils primarily consisted of stiff to hard brown sandy lean clay underlain by light brown very dense silty sand with gravel and possible cobbles, which were characterized as glacial till deposits and extended to the termination/refusal depths of the borings. As an exception to the native soil profile, a stratum of medium dense silty sand with gravel was encountered above the very dense glacial till materials within B-5.

Moisture contents of samples of the native sandy lean clay soil tested ranged from 13% to 27%. Hand penetrometer readings in the native sandy lean clay soils were between 1.25 tsf and 4.5+ tsf. N-values, as shown on the boring logs, in the native silty sand with gravel materials typically ranged from 80 blows per foot (bpf) and SPT refusal. SPT refusal is defined as the depth where 50 blows of a 140 pound hammer advanced the split spoon sampler 6 inches or less, and is noted on the boring logs as 50/inches of penetration (i.e. 50/1”).

To aid in the evaluation of the anticipated pavement subgrade soils, a bulk sample of auger cuttings collected from the near surface soils at borings B-6, completed within the proposed pavement area, was subjected to an Atterberg Limits determination and a mechanical sieve analysis. The results of the laboratory testing completed on the bulk sample indicated that the near surface soils were comprised of brown clayey sand. The results of the sieve analysis indicated that approximately 2% of the sample was comprised of gravel, 57% was sand, and about 41 percent passed the No. 200 sieve. The Atterberg Limits determination completed on the bulk sample yielded a Liquid Limit (LL) of 27 and a Plasticity Index of 12.

Results of the field and laboratory tests and observations are depicted on the individual test boring logs and laboratory data sheets included in Appendix I and II of this report, respectively. The soils encountered were grouped together based on similar observed properties. The stratification lines depicted on the boring logs were estimated by the reviewing engineer based on the available data and experience. The actual in-situ changes between layers may differ slightly and may be more gradual than depicted on the boring logs. Subsurface and groundwater conditions can vary between borehole locations and in areas not explored.

It is important to note that the soil observations and soil layer thickness estimates were made in small diameter boreholes. Therefore, it should be understood that thicker or thinner deposits of the individual strata are likely to be encountered within other portions of the project. Furthermore, the estimation of strata thickness, such as topsoil or fill, at a particular location can differ from person to person due to a sometimes indistinct transition between the soils encountered. Additionally, it must be recognized that in the absence of foreign substances and/or debris within the soil samples obtained, it is sometimes difficult to distinguish between natural soils and clean soil fill.

3.3 Groundwater Observations

Groundwater observations were made during and at the completion of the drilling operations. Free water was not encountered within any of the borings during or immediately after completion of drilling.

Based on the above information, we anticipate that the groundwater level on the site is below the depths explored by the borings. Groundwater level fluctuations may occur with time and seasonal changes due to variations in precipitation, evaporation, surface water runoff and local dewatering. Installation and monitoring of an observation well would be required to assess a true groundwater elevation on this site.

4.0 ANALYSIS AND RECOMMENDATIONS

4.1 Existing Fill

The fill and possible fill materials encountered in borings B-1, B-2, and B-5 were free of deleterious materials, and relatively consistent related to the type of material, consistency and moisture content, which is an indication that the material may have been placed in a controlled manner. However, we understand records related to fill placement on the site are not available at this time. If these records are available, they should be provided for our review as it pertains to the recommendations presented in this report. If there are records available that document controlled fill placement, it may result in a revision of the recommendations in this report.

A second stratum of topsoil was encountered at B-7 below the surficial topsoil, which extended to a depth of about 1.3 feet bgs and is a possible indication that topsoil was not completely removed during the last site earthwork. The deeper topsoil materials are expected to be exposed during initial site stripping. Where topsoil (surficial or buried) materials are exposed, they should be removed to expose suitable inorganic subgrade.

The unknown nature of undocumented fill increases the risk for unforeseen problems during and post construction, such as buried unsuitable material or inconsistent material that could lead to additional site excavation, excessive settlement, or pavement subgrade instability. We recommend the existing fill soils be completely removed from below proposed building foundations. If the owner is willing to accept some increased level of risk, the fill material as encountered in our borings may be left in place for the support of the floor slab and pavements provided the recommendations in this report are followed. If the project team or owner is not willing to accept this risk, further exploration could be performed or additional earthwork measures could be considered to mitigate the possible risk.

4.2 Site Preparation

The site preparation should start with removal of roots, topsoil, vegetation, pavements, debris (if present) or other deleterious material from areas of proposed development. In addition, all unused utilities that may be present should be properly removed or abandoned. Material removed from the project site should be disposed in accordance with all applicable federal, state, and local regulations. Soil should not be stockpiled near or adjacent to excavations.

Assuming the building slab on grade is lightly loaded (150 psf or less), the slab may be supported above the existing site soils (fill or native) following proper preparation and evaluation, as described herein, provided the owner understands and accepts the potential additional risk with the existing fill. It should also be understood by the project owner and contractor that if the floor slab or pavements are supported by or above the existing fill, even with additional surface corrective measures, there are still additional potential risks such as non-uniform subgrade conditions and consolidation of the underlying fill, potentially resulting in detrimental total and/or differential settlement. If the owner does not approve of the potential risk, alternate slab support or substantial soil correction should be considered.

In the building slab on grade area and pavement areas, after the initial site preparation described above, we recommend recompacting the exposed material. Any areas of significant deflection during recompaction may be disked, dried, and re-compacted if weather permits, or removed and replaced with engineered fill. After recompaction and before structural fill or base material placement, a proof roll is recommended with a minimum 20 ton tri-axle dump truck, or like machinery imparting similar static loading on the soil and moving at no more than walking speed. A geotechnical engineer or their designated representative should be present during the proof roll in order to identify soft or unstable areas, if any, and subsequently recommend remediation procedures.

Based on the relatively high moisture contents (typically greater than 25%) observed in the sandy lean clay and clayey sand materials near the surface of borings B-3 and B-6, respectively, it is likely that areas of the site may show instability when exposed to construction traffic, especially if construction occurs in the spring or fall. An aggressive construction schedule or construction during seasons with limited drying time may require alternate subgrade preparation methods such as removal and replacement or stabilization with lime or fly ash.

Based on our understanding of the project, cuts of up to about 2 feet and fills of 1 to 5 feet are anticipated to attain subgrade elevation over portions of the site. As a general rule for new fill placement, the lift thickness should not exceed 12 inches for granular soils and 9 inches for cohesive soil and the maximum particle size should be limited to 25% of the initial lift thickness. Engineered fill placed within the building pad, below foundations or in the pavement subgrade/base course should be compacted to a minimum of 95% of the Modified Proctor maximum dry density value. Structural soil fill should be placed a minimum of five feet beyond the edges of the new building and pavement areas, and an additional foot horizontally for each vertical foot of new fill to be placed, to provide adequate lateral confinement. The inorganic site soils free of any deleterious material that would be removed from excavations could be reused as structural fill; however, moisture conditioning of the material may be necessary.

4.3 Foundation Recommendations

Based on the results of our exploration, the existing inorganic native sandy lean clay and medium dense silty sand with gravel encountered in the building borings should be suitable for a shallow spread foundation designed for a maximum net allowable soil bearing pressure of 2,000

psf provided the recommendations in this report are followed. If the foundation excavations are planned to be extended to expose the native very dense silty sand with gravel (SPT N-value of 50 bpf or greater), such as is expected for the deeper loading dock footings, then a maximum net allowable soil bearing pressure of 5,000 psf may be used in the design. We do not recommend bearing spread foundations within or above existing fill materials; therefore, some additional over-excavation is anticipated based on the anticipated finish floor elevation. Consideration should be given to performing a test pit exploration to assist in further determining the limit of existing fill and depth within the proposed building and assist in evaluating the amount of potential overexcavation.

Table 4-1 provides approximate depths below existing grade and corresponding elevation to the soil recommended for a design allowable bearing capacity of 2,000 psf and 5,000 psf at each of the test boring locations performed within the building area. Where new foundations are planned adjacent to existing foundations, the effects of overlapping soil stresses must be considered and the maximum net allowable soil bearing pressure must not be exceeded.

Table 4-1: Approximate Bearing Capacity Depths

Test Boring Location	Existing Ground Elevation (ft)	Approximate Depth* to 2,000 psf Allowable Bearing Capacity (ft)		Soil Description	Approximate Depth* to 5,000 psf Allowable Bearing Capacity (ft)		Soil Description
		Depth (ft)	Elevation (ft)		Depth (ft)	Elevation (ft)	
B-1	837.3	5.5	831.8	Sandy lean clay	7	830.3	Silty sand with gravel
B-2	837.1	3	834.1	Sandy lean clay	5.5	831.6	Silty sand with gravel
B-3	833.9	1	832.9	Sandy lean clay	3	830.9	Silty sand with gravel
B-4	832.7	1	831.7	Sandy lean clay	1.5	831.2	Silty sand with gravel
B-5	835.7	1	834.7	Silty sand with gravel	3	832.7	Silty sand with gravel

*Depth is estimated based on samples collected; however, actual transition of fill and native soil may vary throughout the site.

Where unsuitable soils are encountered at the foundation elevation, soil correction should consist of additional excavation to remove the unsuitable soils. If the over-excavation is being filled with engineered fill, we recommend the over-excavation be widened at a minimum 1H:1V ratio from the edge of the foundation. The over-excavation can then be filled to grade with suitable engineered fill compacted to at least 95% of the Modified Proctor density (ASTM D1557). For foundations designed for an allowable bearing pressure of 2,000 psf, the engineered fill may consist of inorganic clayey or sandy site soils. For engineered fill placed below foundations designed for an allowable bearing pressure of 5,000 psf, the fill material should consist of well graded granular material with less than 10% fines. Alternatively, lean concrete with a minimum

compressive strength of 500 psi could be used to fill the over-excavation to grade and lateral over-excavation will not be required. The above recommendations should apply in scenarios where new engineered fill is required to raise the site to design bottom of foundation elevation.

The depth of excavation required to expose suitable bearing material may vary between and beyond the areas explored by GESTRA. Due to the similarity of the native and fill material, we strongly recommend that a GESTRA field representative be present to observe and evaluate the suitability of the soils at the planned foundation subgrade elevations at the time of construction and to verify that the excavations extend through any unsuitable materials to a competent bearing stratum.

The shallow foundation design should incorporate a minimum strip footing width of 18 inches and column pad width of 24 inches, even if the allowable bearing capacity has not been fully utilized. All perimeter foundations should bear a minimum of 48 inches below grade for heated structures and 60 inches for unheated structures in order to protect the structure from frost heave. We recommend that foundations also be suitably reinforced in order to compensate for the effects of minor differential movements due to subsurface soil variations.

If the recommendations as stated in this report are used in the design and construction of the proposed building addition, it is our opinion that total settlements will be less than 1 inch.

4.4 Floor Slab Recommendations

We assume the slab will be supported above the existing site soils (fill or native) following the recommended site preparation and evaluation, as described herein, and the owner understands and accepts the potential additional risk with the existing fill. We recommend that a subgrade reaction modulus of 125 pounds per square inch per inch of deflection (pci) be used in the design of the floor slab on grade assuming at least a portion of the slab subgrade will consist of existing lean clay fill. This value assumes a 1 foot plate is used to determine the modulus and should be adjusted for the size of the foundation and confinement effect. We recommend that the floor slabs be suitably reinforced and designed to be separate from the foundation system in order to allow for independent movements.

We recommend the installation of a capillary moisture break directly below the slab. It should consist of at least 6 inches of clean sand or gravel with a maximum particle size of 1 inch containing no more than 5% passing the number 200 sieve (fines) and follow the recommendations of ACI 302.1, Section 4.1. If the floor slab is to include floor coverings, we recommend that the manufacturer be consulted to verify the proper incorporation of a vapor retarder. If a vapor retarder is used, we recommend it be placed in accordance with ACI 302.1 Section 3.2 and should meet the requirements of ASTM E1745. The vapor retarder should include proper sealing at penetrations, overlap at joints, and sealing at the interface of the wall and slab and may require an adequate cushion material to prevent damage.

4.5 Seismic Site Classification

Section 1615 of the International Building Code 2009 (IBC) was used to assign a soil site classification. Based on the native soil conditions observed and assuming these are consistent or better to a depth of 100 feet, the soil site classification C (very dense soil and soft rock) should be used in the structural design of the proposed building. Based on site class C, and mapped spectral response accelerations S_s and S_1 for Whitewater, Wisconsin, the site coefficients F_a and F_v are 1.2 and 1.7, respectively.

4.6 Below Grade Walls

Below grade walls like those planned along the east wall of the addition should be designed to resist lateral earth pressures. The values presented in Table 4-2 assume that the walls are vertical; that a clean, free-draining granular fill is used as backfill within 2 feet behind the wall; the backfill condition at the ground surface is level; and that adequate drainage is provided to prevent the buildup of any hydrostatic pressure. In addition, the loading dock walls will also be required to resist the surcharge of traffic that may occur during or after construction.

Table 4-2: Lateral Earth Pressure Design Parameters

Estimated Design Parameter	Native Clay Soil or Clay Fill	Native Silty Sand with Gravel	Structural Fill
Total Unit Weight (γ)	120 pcf	125 pcf	130 pcf
Angle of Internal Friction (Φ)	30°	32°	35°
At-Rest Earth Pressure Coefficient, (K_o)	0.5	0.47	0.42
Active Earth Pressure Coefficient, (K_a)	0.33	0.30	0.27
Passive Earth Pressure Coefficient, (K_p)	3.00	3.25	3.69

For walls that are free to rotate at least 0.001 times the height of the wall, then an active earth pressure condition will develop. For walls that will be restrained, such as the loading dock walls, then an at-rest condition will pertain.

Equivalent fluid densities can be calculated by multiplying unit weight by the listed pressure coefficients at different conditions. The upper 1-foot of soil should be ignored when calculating passive resistance. Frictional resistance for concrete elements cast directly on native stiff sandy lean clay or silty sand with gravel soil may be calculated as 0.35 and 0.45, respectively, times the vertical dead load on that element.

Drainage should be provided behind the loading dock walls and other below grade walls to prevent the buildup of hydrostatic pressures. We recommend that free-draining granular drainage aggregate, such as ASTM Specification C33 Size No.67 washed concrete aggregate, be placed within 2 feet behind the back face of the below grade walls. Drainage pipes should also be installed along the perimeter of the walls, slightly above the footing, and allowed to drain either by gravity or to a sump pit and pump system. The drainage pipes should also be surrounded by a minimum of 6 inches of drainage aggregate. Due to the significant percentages of fine material present within the existing native sandy lean clay soils, the drainage aggregate should be completely wrapped in a non-woven, high survivability, geotextile fabric with an apparent opening size (AOS) in the range of 70 to 100. The geotextile fabric should prevent migration of any adjacent soil into the drainage aggregate. We do not recommend using a drainage pipe that includes a geotextile sleeve in immediate contact with the pipe.

We recommend a relatively impermeable barrier that may consist of a minimum 2 foot thick clay cap or Bituminous or Portland cement concrete (i.e. walkways and drives) be placed around below grade walls to minimize surface water infiltration into the backfill adjacent to the wall. The clay material, if used, should be placed and compacted as recommended in this report and should extend from final grade to a depth of at least 2 feet. The clay cap or impermeable barrier should slope away from the wall at a minimum 2 percent grade. Surcharge loads, including

those from adjacent (present and future) structures, as well as truck traffic or temporary construction equipment, within a zone defined by a plane extending at a 45 degree angle above the base of the wall should also be included in the design.

4.7 Pavement Recommendations

The Wisconsin Asphalt Pavement Association (WAPA) Design Guide was used to provide the recommendations for the proposed new pavement areas. Based on the clayey sand soils encountered at B-6, B-7, and B-8, GESTRA recommends that the “poor soils” (estimated CBR value between 2 and 5, SSV = 2.5) category be assumed as the prevalent subgrade condition. We assumed a Traffic Class II (1 to 5 ESALs/day) for the planned new pavement areas and drives that will be primarily used for automobiles and limited truck traffic and Traffic Class III (6 to 50 ESALs/day) for the areas planned for semi truck traffic and regular delivery trucks. In Table 4-3 below, we present our recommendations for the hot mix asphalt pavement and base course thickness.

Table 4-3: Pavement Design Recommendations

Traffic Class	Pavement Layer Type	Thickness, inches	Material Type	WisDOT Specifications
Traffic Class II	Hot Mix Asphalt	4.0	HMA Mix E-0.3	Section 460
	Base Course (Dense Graded)	9.0	1¼ inch Crushed Stone	Section 305
Traffic Class III	Hot Mix Asphalt	6.0	HMA Mix E-0.3*	Section 460
	Base Course (Dense Graded)	10.0	1¼ inch Crushed Stone	Section 305

*Mixture type E-1 is recommended if Design Daily ESALs ≥ 41 .

Pavement sections presented in the above table should not be used for equipment or truck parking areas, entrances and exit aprons, or contain trash dumpster or other loading/unloading zones. In these areas, a Portland Cement Concrete (PCC) pavement should be used. The PCC layer thickness is recommended to be 6.0 inches with a minimum of 6.0 inch-thick crushed stone base course, but may be modified depending on the final design. The reinforcement details for PCC layers should be designed by the project design engineer as the project conditions dictate.

One of the important considerations in designing a high quality and durable pavement is providing adequate drainage. Drainage design for the proposed pavement section is out of the scope of GESTRA for this project. It is important that bird baths (leeching basins) and surface waves are not created during construction of the HMA layer. A proper slope should be allowed and drainage should be provided along the edges of pavements to prevent the accumulation of free water within the base course, which otherwise may result in subgrade softening and pavement deterioration under exposure and repeated traffic conditions.

All pavements require regular maintenance and repair in order to maintain the serviceability of the pavement. These repairs and maintenance are due to normal wear and tear of the pavement surface and are required in order to extend the service life of the pavement. However, after 10

years of service, a normal pavement structure is likely to deteriorate to a point where pavement rehabilitation may be required to maintain the serviceability.

4.8 Construction Consideration

The detailed means and methods of excavation and construction should be decided by the contractor and approved by the project design team. Based on the specific site information, geotechnical exploration results and requirements for the proposed structures, the following issues should be taken in to consideration during construction.

Dewatering

Groundwater was not observed in any borehole during or immediately after drilling. However, perched or trapped water may be encountered within portions of the existing fill or backfill materials adjacent to the existing building. Based on the anticipated depth of excavation, typical sump and pump techniques should be adequate to remove water that might be encountered. Water from other sources such as surface runoff from rain events should be controlled and prevented from entering site excavations.

Excavation Stability

Caving is a common issue for excavation side walls during construction, especially within existing fill and granular soils. An excavation plan should be developed and the length of excavation left open should be limited to prevent caving soil from covering the suitable bearing soils. The contractor must comply with the federal, state, local and updated OSHA regulations during excavation and in retention system design to ensure excavation safety.

OSHA has instituted strict standards for temporary construction excavations. These standards are outlined in 29 CFR Part 1926 Subpart P. Excavations within unstable soil conditions or extending five feet or more in depth should be adequately sloped or braced according to these standards. Excavation safety is the responsibility of the contractor. Material stockpiles or heavy equipment should not be placed or operate near the edge of the excavation slopes. The actual stable slope angle should be determined during construction by the contractor and will depend upon the loading, soil, and groundwater conditions encountered.

Weather Implications

The subgrade soil or the soil at foundation level might become unstable with exposure to adverse weather such as rain, snow and freezing temperatures. Unstable areas due to weather exposure may require an additional undercut or stabilization and the representative of the geotechnical engineer should assist with the determination of the depth of additional undercut or stabilization required based on observation of the field condition.

Soil Sensitivity

Soil at the construction site will be exposed to moisture and disturbance from construction traffic, construction equipment and human factors. Since the near surface soils encountered are considered sensitive to moisture, every effort should be made to provide and maintain adequate drainage across the site during construction, and to minimize ponding on the subgrade. Foundations, floor slabs and pavement should be constructed immediately after the review of the representative geotechnical engineer.

5.0 EXPLORATION AND TESTING PROCEDURES

5.1 Layout and Elevation Procedures

A total of eight (8) soil borings were completed at the locations shown on the attached Borehole Location Map in Appendix I. The borings were located in the field by GESTRA using tape and stake methods and a level survey was performed to obtain approximate ground surface elevation at the borehole locations. The boring locations were measured from existing site features and ground surface elevations were referenced to the top of the existing finish floor at the doorway along the south side of the existing building. As shown on the site plan provided by Pinnacle, the elevation of the existing finish floor is 837.58 feet.

5.2 Field Testing Procedures

The borings were drilled using a CME 550 all-terrain drill rig. The boreholes were initiated and advanced by using 3¼ inch hollow stem augers. During drilling, soil samples were collected at 2½ foot intervals to the boring termination/auger refusal depths. All representative soil samples were taken in general accordance with the “Standard Method for Penetration Test and Split-Barrel Sampling of Soils” (ASTM D1586). After each sampling, a soil sample was retained and placed in a jar and recorded for type, color, consistency, and moisture, sealed and then transported to the laboratory for further review and testing, if required. The specific drilling method used including the depths, rig type, crew chief, and borehole abandonment are included on each of the individual boring logs as it may change for each hole.

5.3 Laboratory Testing Procedures

After completion of drilling operations, all of the retained soil samples were transported to GESTRA’s laboratory and classified by a geotechnical engineer using the Unified Soil Classification System. The engineer then assigned laboratory testing suited to extract important index properties of the soil layers encountered. These tests included moisture and organic contents, Atterberg Limits, percent finer than the 200 sieve, and mechanical sieve analysis. All lab results are presented in Appendix II of this report.

STANDARD OF CARE

Our exploration was limited to evaluating subsurface soil and groundwater conditions pertaining to the proposed project. GESTRA did not perform any environmental, chemical, or hydrogeologic testing as these were not part of our work scope.

This report should be made available in its entirety to bidding contractors for information purposes. The soil borings and site sketch should not be detached from this report. Our report is not valid if used for purposes other than what is described in the report.

All OSHA regulations such as those regarding proper sloping and temporary shoring of excavations should be followed during the entire construction process.

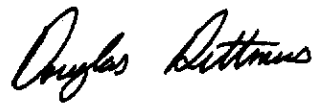
GESTRA has presented our professional opinions in this report in the form of recommendations. Our opinions are based on our understanding of current project information and related accepted engineering practices at the time of this report. Other than this, no warranty is implied or intended.

Sincerely,

GESTRA Engineering, Inc.



Ryan Portman, P.E.
Project Engineer



Douglas Dettmers, P.E.
Senior Engineer

APPENDIX I

SITE LOCATION MAP, BOREHOLE LOCATION MAP, TEST BORING LOGS AND NOMENCLATURE



BASE MAP PROVIDED BY GOOGLE MAPS



GESTRA Engineering, Inc.
715 Post Road, Suite A
Madison, WI 53713
Phone: (608) 222-9406
Fax: (608) 222-9408

Project Name & Location:
Lavelle Industries Building Addition
1215 Universal Blvd.
Whitewater, WI

Drawing Title:
Site Location Map

Project No.: M14037-10

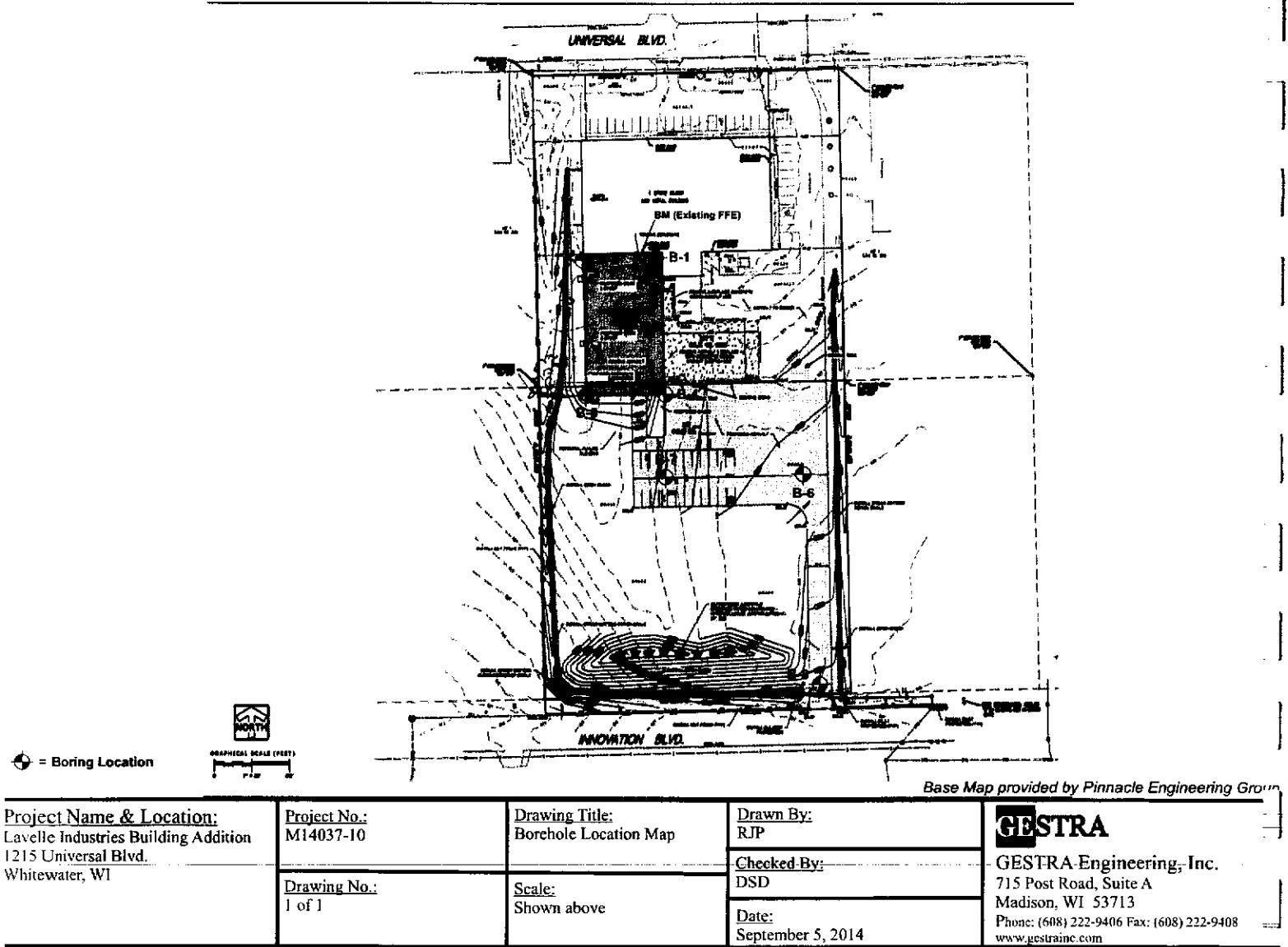
Scale: Not available

Drawing No.: 1 of 1

Drawn by: RJP

Checked by: DSD

Date: September 4, 2014





Gestra Engineering Inc.
1626 W. Ford in Lee Avenue
Milwaukee, WI 53205
Phone: 414-933-7444, Fax: 414-933-7811

SOIL BORING LOG

PAGE NUMBER

Item 6.

1

PROJECT NAME

Lavelle Industries Building Addition

DATE DRILLING STARTED

9/2/2014

BORING NUMBER

B-1

PROJECT LOCATION

Whitewater, WI

DATE DRILLING ENDED

9/2/2014

PROJECT NUMBER

M14037-10

DRILLING RIG

CME 550 ATV

BORING DRILLED BY

FIRM: Gestra
CREW CHIEF: A. Woerpel

FIELD LOG

D. Harris

NORTHING

LAB LOG / QC

R. Portman

EASTING

DRILLING METHOD

3/4" HSA

SURFACE ELEVATION

837.3 ft

Sample Number and Type	Sample Recovery (in)	Blow Counts	N - Value	Depth (ft) Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	14	1 2 5	7		TOPSOIL (4") 0.3 (837)								
SS - 2	16	2 3 3	6	5 832.3	SANDY LEAN CLAY WITH GRAVEL, dark brown and brown, moist, intermixed light brown silty sand with gravel (FILL)	CL						17	
SS - 3	7	2 50/3"	50/3"		5.5 (831.8) SANDY LEAN CLAY, brown, moist, stiff to very stiff, trace gravel	CL			1.5-2.0			13	
SS - 4	3	50/4"	50/4"	10 827.3	7 (830.3) SILTY SAND WITH GRAVEL, light brown, moist, very dense, possible cobbles (GLACIAL TILL)								
SS - 5	3	50/4"	50/4"			SM							
SS - 6	4	50/4"	50/4"	15 822.3	15 (822.3)								
				20 817.3	End of Boring at 15.0 ft.								

WATER & CAVE-IN OBSERVATION DATA

☒ WATER ENCOUNTERED DURING DRILLING (ft): NE	☒ CAVE DEPTH AT COMPLETION (ft): NMR	WET ☐
☒ WATER LEVEL AT COMPLETION (ft): NE	☒ CAVE DEPTH AFTER 0 HOURS (ft): NMR	DRY ☐
☒ WATER LEVEL AFTER 0 HOURS (ft): NMR	NE = Not Encountered; NMR = No Measurement Recorded	133

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

GESTRA

Gestra Engineering Inc.
1636 W. Fond du Lac Avenue
Milwaukee, WI 53205
Phone: 414-933-7444, Fax: 414-933-7811

SOIL BORING LOG

PAGE NUMBER

Item 6.

1

PROJECT NAME

Lavelle Industries Building Addition

DATE DRILLING STARTED

9/2/2014

BORING NUMBER

B-2

PROJECT LOCATION

Whitewater, WI

DATE DRILLING ENDED

9/2/2014

PROJECT NUMBER

M14037-1C

DRILLING RIG

CME 550 ATV

BORING DRILLED BY

FIELD LOG

D. Harris

NORTHING

LAB LOG / QC

R. Portman

EASTING

DRILLING METHOD

3 1/4" HSA

SURFACE ELEVATION

837.1 ft

FIRM: Gestra
CREW CHIEF: A. Woerpel

Sample Number and Type	Sample Recovery (in)	Blow Counts	N - Value	Depth (ft) Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_{tip}) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	3	5 6 5	11	0.5 (836.6)	TOPSOIL (6")	SM							
					SILTY SAND WITH GRAVEL, brown and light brown, moist, intermixed clayey sand (FILL)								
SS - 2	12	3 4 7	11	3 (834.1)	SANDY LEAN CLAY, brown, moist, very stiff, trace gravel	CL			2.25-2.75			18	
SS - 3	10	15 35 50/1"	85/7"	5.5 (831.6)	SILTY SAND WITH GRAVEL, light brown, moist, very dense, possible cobbles (GLACIAL TILL)	SM							
				8 (829.1)	End of Boring at 8.0 ft.								Auger refusal occurred at depth of about 8 feet on cobbles, boulders, or possible bedrock.
				10 827.1									
				15 822.1									
				20 817.1									

WATER & CAVE-IN OBSERVATION DATA

☒ WATER ENCOUNTERED DURING DRILLING (ft): NE	☒ CAVE DEPTH AT COMPLETION (ft): NMR	WET DRY
☒ WATER LEVEL AT COMPLETION (ft): NE	☒ CAVE DEPTH AFTER 0 HOURS (ft): NMR	134
☒ WATER LEVEL AFTER 0 HOURS (ft): NMR	NE = Not Encountered; NMR = No Measurement Recorded	

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.



Gestra Engineering Inc.
1620 W. Pond du Lac Avenue
Milwaukee, WI 53205
Phone: 414-933-7144, Fax: 414-933-7811

SOIL BORING LOG

PAGE NUMBER	Item 6.	1
BORING NUMBER	B-3	
PROJECT NUMBER	M14037-10	
DRILLING RIG	CME 550 ATV	
DRILLING METHOD	3 1/4" HSA	
SURFACE ELEVATION	833.9 ft	

PROJECT NAME
Lavelle Industries Building Addition

DATE DRILLING STARTED
9/2/2014

PROJECT LOCATION
Whitewater, WI

DATE DRILLING ENDED
9/2/2014

BORING DRILLED BY

FIRM: Gestra
CREW CHIEF: A. Woerpel

FIELD LOG

D. Harris

NORTHING

LAB LOG / QC

R. Portman

EASTING

Sample Number and Type	Sample Recovery (in)	Blow Counts	N - Value	Depth (ft) Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_{ts}) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	12	1 2 3	5		ASPHALT (3.5") 0.3 (833.6) SANDY LEAN CLAY, brown, moist, stiff to very stiff, trace gravel	CL			.25-2.0			25	P200=69.5%
SS - 2	2	18 50/3"	50/3"	5 828.9									
SS - 3	3	50/3"	50/3"										
SS - 4	3	50/3"	50/3"	10 823.9		SM							
SS - 5	4	50/4"	50/4"										
SS - 6	3	50/4"	50/4"	15 818.9									
				20 813.9	End of Boring at 15.0 ft.								

WATER & CAVE-IN OBSERVATION DATA

☒ WATER ENCOUNTERED DURING DRILLING (ft): NE	☒ CAVE DEPTH AT COMPLETION (ft): NMR	WET ☐
☒ WATER LEVEL AT COMPLETION (ft): NE	☒ CAVE DEPTH AFTER 0 HOURS (ft): NMR	DRY ☐
☒ WATER LEVEL AFTER 0 HOURS (ft): NMR	NE = Not Encountered; NMR = No Measurement Recorded	135

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

GESTRA

Gestra Engineering Inc.
1626 W. Road du Lac Avenue
Milwaukee, WI 53205
Phone: 414-933-7111, Fax: 414-933-7811

SOIL BORING LOG

PAGE NUMBER

Item 6.

1

PROJECT NAME

Lavelle Industries Building Addition

DATE DRILLING STARTED

9/2/2014

BORING NUMBER

B-4

PROJECT LOCATION

Whitewater, WI

DATE DRILLING ENDED

9/2/2014

PROJECT NUMBER

M14037-1C

DRILLING RIG

CME 550 ATV

BORING DRILLED BY

FIELD LOG

D. Harris

NORTHING

LAB LOG / QC

R. Portman

EASTING

DRILLING METHOD

3 1/4" HSA

SURFACE ELEVATION

832.7 f

FIRM: Gestra
CREW CHIEF: A. Woerpel

Sample Number and Type	Sample Recovery (in)	Blow Counts	N - Value	Depth (ft) Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Uncorrected Comp. Strength (Q _u or Q _p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	8	6 50/4"	50/4"		TOPSOIL (8")								
					0.7 (832)								
SS - 2	2	50/5"	50/5"	5	SANDY LEAN CLAY, brown, moist, hard, trace gravel	CL			4.5+			17	
					1.5 (831.2)								
SS - 3	2	50/2"	50/2"		SILTY SAND WITH GRAVEL, light brown, moist, very dense, possible cobbles (GLACIAL TILL)								
SS - 4	2	50/3"	50/3"	10		SM							
SS - 5	3	50/3"	50/3"										
SS - 6	2	50/2"	50/2"	15									
					15 (817.7)								
				20	812.7								
End of Boring at 15.0 ft.													

WATER & CAVE-IN OBSERVATION DATA

WATER ENCOUNTERED DURING DRILLING (ft): NE	CAVE DEPTH AT COMPLETION (ft): NMR	WET
WATER LEVEL AT COMPLETION (ft): NE	CAVE DEPTH AFTER 0 HOURS (ft): NMR	DRY
WATER LEVEL AFTER 0 HOURS (ft): NMR	NE = Not Encountered; NMR = No Measurement Recorded	136

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.



Gestra Engineering Inc.
1026 W. Road in Lac Avenue
Milwaukee, WI 53205
Phone: 414-933-7444, Fax: 414-933-7844

SOIL BORING LOG

PAGE NUMBER	Item 6.	1
BORING NUMBER	B-5	
PROJECT NUMBER	M14037-10	
DRILLING RIG	CME 550 ATV	
DRILLING METHOD	3 1/4" HSA	
SURFACE ELEVATION	835.7 ft	

PROJECT NAME	DATE DRILLING STARTED
Lavelle Industries Building Addition	9/2/2014
PROJECT LOCATION	DATE DRILLING ENDED
Whitewater, WI	9/2/2014

BORING DRILLED BY

FIRM: Gestra
CREW CHIEF: A. Woerpel

FIELD LOG

D. Harris

NORTHING

LAB LOG / QC

R. Portman

EASTING

Sample Number and Type	Sample Recovery (in)	Blow Counts	N - Value	Depth (ft) Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_{tip}) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	12	2 4 7	11		TOPSOIL (8") 0.7 (835)								
					SILTY SAND WITH GRAVEL, brown, moist, medium dense (POSSIBLE FILL)	SM							
SS - 2	14	13 30 50	80	5	3 (832.7) SILTY SAND WITH GRAVEL, light brown, moist, very dense, possible cobbles (GLACIAL TILL)								
SS - 3	3	50/4"	50/4"										
SS - 4	3	50/3"	50/3"	10		SM							
SS - 5	3	50/3"	50/3"										
SS - 6	3	50/3"	50/3"	15	15 (820.7) End of Boring at 15.0 ft.								
				20	815.7								

WATER & CAVE-IN OBSERVATION DATA

☐ WATER ENCOUNTERED DURING DRILLING (ft): NE	☒ CAVE DEPTH AT COMPLETION (ft): NMR	WET ☐
☐ WATER LEVEL AT COMPLETION (ft): NE	☒ CAVE DEPTH AFTER 0 HOURS (ft): NMR	DRY ☐
☐ WATER LEVEL AFTER 0 HOURS (ft): NMR	NE = Not Encountered; NMR = No Measurement Recorded	137

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

GESTRA

Gestra Engineering Inc.
1620 W. Treadle Lane Avenue
Milwaukee, WI 53205
Phone: 414-933-7444, Fax: 414-933-7844

SOIL BORING LOG

PAGE NUMBER

Item 6.

1

PROJECT NAME

Lavelle Industries Building Addition

DATE DRILLING STARTED

9/2/2014

BORING NUMBER

B-6

PROJECT LOCATION

Whitewater, WI

DATE DRILLING ENDED

9/2/2014

PROJECT NUMBER

M14037-10

DRILLING RIG

CME 550 ATV

BORING DRILLED BY

FIRM: Gestra
CREW CHIEF: A. Woerpel

FIELD LOG

D. Harris

NORTHING

LAB LOG / QC

R. Portman

EASTING

DRILLING METHOD

3 1/4" HSA

SURFACE ELEVATION

830 ft

Sample Number and Type	Sample Recovery (in)	Blow Counts	N - Value	Depth (ft) Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (q_u or Q_u) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	15	4 11 50/5"	61/11"		TOPSOIL (8")								
					0.7 (829.3)								
					CLAYEY SAND, brown, moist, stiff to very stiff, trace gravel	SC			1.5-2.0	27	15	27	Gravel=2%; Sand=57%; P200=41%
SS - 2	6	30 50/1"	50/1"	5	2 (828)								
					SILTY SAND WITH GRAVEL, light brown, moist, very dense, possible cobbles (GLACIAL TILL)	SM							
SS - 3	3	50/3"	50/3"		7.5 (822.5)								
					End of Boring at 7.5 ft.								
				10	820.0								
				15	815.0								
				20	810.0								

WATER & CAVE-IN OBSERVATION DATA

☒ WATER ENCOUNTERED DURING DRILLING (ft): NE	☒ CAVE DEPTH AT COMPLETION (ft): NMR	WET DRY ☐
☒ WATER LEVEL AT COMPLETION (ft): NE	☒ CAVE DEPTH AFTER 0 HOURS (ft): NMR	
☒ WATER LEVEL AFTER 0 HOURS (ft): NMR	NE = Not Encountered; NMR = No Measurement Recorded	138

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.



Gestra Engineering Inc.
1626 W. Franklin Ave.
Milwaukee, WI 53205
Phone: 414-933-7414, Fax: 414-933-7844

SOIL BORING LOG

PAGE NUMBER

Item 6.

1

PROJECT NAME

Lavelle Industries Building Addition

DATE DRILLING STARTED

9/2/2014

BORING NUMBER

B-7

PROJECT LOCATION

Whitewater, WI

DATE DRILLING ENDED

9/2/2014

PROJECT NUMBER

M14037-10

DRILLING RIG

CME 550 ATV

BORING DRILLED BY

FIRM: Gestra
CREW CHIEF: A. Woerpel

FIELD LOG

D. Harris

NORTHING

LAB LOG / QC

R. Portman

EASTING

DRILLING METHOD

3 1/4" HSA

SURFACE ELEVATION

832.3 ft

Sample Number and Type	Sample Recovery (in)	Blow Counts	N - Value	Depth (ft) Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q _u or Q _{tip}) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1					TOPSOIL (8")								
					0.7 (831.6)								
	4	31 50/1"	50/1"		CLAYEY SAND, dark gray, moist, trace organic matter (BURIED TOPSOIL)	SC							
SS - 2					1.3 (831)	SC			0.75-1.0			18	LOI=3.2%
					CLAYEY SAND, brown, moist							17	
					1.5 (830.8)								
SS - 3					SILTY SAND WITH GRAVEL, light brown, moist, very dense, possible cobbles (GLACIAL TILL)								
	4	50/4"	50/4"			SM							
				5	827.3								
					7.5 (824.8)								
					End of Boring at 7.5 ft.								
				10	822.3								
				15	817.3								
				20	812.3								

WATER & CAVE-IN OBSERVATION DATA

☒	WATER ENCOUNTERED DURING DRILLING (ft): NE	☒	CAVE DEPTH AT COMPLETION (ft): NMR	WET ☐
☒	WATER LEVEL AT COMPLETION (ft): NE	☒	CAVE DEPTH AFTER 0 HOURS (ft): NMR	DRY ☐
☒	WATER LEVEL AFTER 0 HOURS (ft): NMR		NE = Not Encountered; NMR = No Measurement Recorded	139

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

GESTRA

Gestra Engineering Inc.
1626 W. Road du Lac Avenue
Milwaukee, WI 53203
Phone: 312-933-7441, Fax: 312-933-7841

SOIL BORING LOG

PAGE NUMBER

Item 6.

1

PROJECT NAME

Lavelle Industries Building Addition

DATE DRILLING STARTED

9/2/2014

BORING NUMBER

B-8

PROJECT LOCATION

Whitewater, WI

DATE DRILLING ENDED

9/2/2014

PROJECT NUMBER

M14037-10

DRILLING RIG

CME 550 ATV

BORING DRILLED BY

FIRM: Gestra
CREW CHIEF: A. Woerpel

FIELD LOG

D. Harris

NORTHING

LAB LOG / QC

R. Portman

EASTING

DRILLING METHOD

3 1/4" HSA

SURFACE ELEVATION

830.4 ft

Sample Number and Type	Sample Recovery (in)	Blow Counts	N - Value	Depth (ft) Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	8	7 50/5"	50/5"		TOPSOIL (8")								
					0.7 (829.7)								
SS - 2	2	50/5"	50/5"	5	CLAYEY SAND, brown, moist, trace gravel	SC							
					1 (829.4)								
SS - 3	4	50/5"	50/5"	5	SILTY SAND WITH GRAVEL, light brown, moist, very dense, possible cobbles (GLACIAL TILL)	SM							
					7.5 (822.9)								
					End of Boring at 7.5 ft.								
				10	820.4								
				15	815.4								
				20	810.4								

WATER & CAVE-IN OBSERVATION DATA

WATER ENCOUNTERED DURING DRILLING (ft): NE	CAVE DEPTH AT COMPLETION (ft): NMR	WET DRY
WATER LEVEL AT COMPLETION (ft): NE	CAVE DEPTH AFTER 0 HOURS (ft): NMR	
WATER LEVEL AFTER 0 HOURS (ft): NMR	NE = Not Encountered; NMR = No Measurement Recorded	140

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

GENERAL NOTES

DRILLING AND SAMPLING SYMBOLS		TEST SYMBOLS	
SYMBOL	DEFINITION	SYMBOL	DEFINITION
HSA	Hollow Stem Auger	MC	Moisture Content - % of Dry Wt. - ASTM D 2216
RWB	Rotary Wash Boring (Mud Drilling)	OC	Organic Content - % of Dry Wt. - ASTM D 2974
FA	4", 6" or 10" Diameter Flight Auger	DD	Dry Density - Pounds Per Cubic Foot
HA	2", 4" or 6" Hand Auger	LL, PL	Liquid and Plastic Limit - ASTM D 4318
DC	2 1/2", 4", 5" or 6" Steel Drive Casing		
RC	Size A, B, or N Rotary Casing		
PD	Pipe Drill or Cleanout Tube		
CS	Continuous Split Spoon Sampling		
DM	Drill Mud		
JW	Jetting Water		
SS	2" O.D. Split Spoon Sample		
L	2 1/2" or 3 1/2" O.D. SB Liner Sample		
ST	3" Thin Walled Tube Sample (Shelby Tube)		
3TP	3" Thin Walled Tube (Pitcher Sampler)		
TO	2" or 3" Thin Walled Tube (Osterberg Sampler)		
W	Wash Sample		
B	Bag Sample		
P	Test Pit Sample		
Q	BQ, NQ, or PQ Wireline System		
X	AX, BX, or NX Double Tube Barrel		
CR	Core Recovery - Percent		
NSR	No Sample Recovered, classification based on action of drilling, equipment and/or material noted in drilling fluid or on sampling bit.		
NMR	No Measurement Recorded, primarily due to presence of drilling or coring fluid.		
▽	Water Level Symbol		

Additional Insertions

Qu	Unconfined Comp. Strength-psf - ASTM D 2166
Qp	Penetrometer Reading - Tons/Square Foot
Ts	Torvane Reading - Tons/Square Foot
G	Specific Gravity - ASTM D 854
SL	Shrinkage Limits - ASTM D 427
OC	Organic Content - Combustion Method
SP	Swell Pressure - Tons/Square Foot
PS	Percent Swell
FS	Free Swell - Percent
pH	Hydrogen Ion Content. Meter Method
SC	Sulfate Content - Parts/ Million, same as mg/L
CC	Chloride Content - Parts/ Million, same as mg/L
C*	One Dimensional Consolidation - ASTM D 2453
Qc*	Triaxial Compression
D.S.*	Direct Shear - ASTM D 3080
K*	Coefficient of Permeability - cm/sec
D*	Dispersion test
DH*	Double Hydrometer - ASTM D 4221
MA*	Particle Size Analysis - ASTM D 422
R	Laboratory Receptivity, in ohm - cm - ASTM G 57
E*	Pressuremeter Deformation Modulus - TSF
PM*	Pressuremeter Test
VS*	Field Vane Shear - ASTM D 2573
IR*	Infiltrometer Test - ASTM D 3385
RQD	Rock Quality Designation - Percent

*See attached data sheet or graph

WATER LEVEL

Water levels shown on the boring logs are the levels measured in the borings at the time and under the conditions indicated. In sand, the indicated levels may be considered reliable ground water levels. In clay soil, it may not be possible to determine the ground water level within the normal time required for test borings, except where lenses or layers of more pervious waterbearing soil are present. Even then, an extended period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed texture soils may not indicate the true level of the ground water table. Perched water refers to water above an impervious layer, thus impeding in reaching the water table. The available water level information is given at the bottom of the log sheet.

DESCRIPTIVE TERMINOLOGY

DENSITY TERM	"N" VALUE	CONSISTENCY TERM	Unconfined Compressive Strength, (tsf)	"N" VALUE	Lamination	Up to 1/2" thick stratum
Very Loose	0-4	Very Soft	<0.25	0-2	Layer	1/2" to 6" thick stratum
Loose	4-10	Soft	0.25 - 0.49	2-4	Lens	1/2" to 6" discontinuous stratum
Medium Dense	10-30	Medium Stiff	0.5 - 0.99	4-8	Varved	Alternating laminations
Dense	30-50	Stiff	1.0 - 1.99	8-16	Dry	Powdery, no noticeable water
Very Dense	Over 50	Very Stiff	2.0 - 3.99	16-30	Moist	Below saturation
		Hard	4.0+	Over 30	Wet	Saturated, above liquid limit
					Water bearing	Pervious soil below water

Standard "N" Penetration: Blows per Foot of a 140 Pound Hammer
Falling 30 inches on a 2 inch OD Split Barrel Sampler

RELATIVE GRAVEL PROPORTIONS

RELATIVE SIZES

CONDITION	TERM	RANGE	Boulder	Over 12"
Coarse Grained Soils	trace of gravel	2-14%	Cobble	3" - 12"
	with gravel	15-49%	Gravel	
Fine Grained Soils			Coarse	3/4" - 3"
15-29% + No. 200	trace of gravel	2-14%	Fine	#4 - 3/4"
15-29% + No. 200	with gravel	15-29%	Sand	
			Coarse	#4 - #10
30% + No. 200	trace of gravel	2-14%	Medium	#10 - #40
30% + No. 200	with gravel	15-24%	Fine	#40 - #200
30% + No. 200	gravelly	25-49%	Silt & Clay	- #200, Based on Plasticity

SOILS CLASSIFICATION FOR ENGINEERING PURPOSES

ASTM Designation: D 2487 - 83

(Based on Unified Soil Classification System)

SOIL ENGINEERING

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A

Soil Classification ^B

Group
Symbol Group Name

Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% coarse fraction retained on No. 4 sieve	Clean Gravels	Less	$Cu \geq 4$ and $1 \leq Cc \leq 3^E$	GW	Well graded gravel ^F
		Less than 5% fines ^G		$Cu < 4$ and/or $1 > Cc > 3^E$	GP	Poorly graded gravel ^F
		Gravels with Fines		Fines Classify as ML or MH	GM	Silty gravel ^{F,G,H}
		more than 12% fines ^G		Fines classify as CL or CH	GC	Clayey gravel ^{F,G,H}
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean sands		$Cu \geq 6$ and $1 \leq Cc \leq 3^E$	SW	Well graded sand ^I
		Less than 5% fines ^D		$Cu < 6$ and/or $1 > Cc > 3^E$	SP	Poorly graded sand ^I
		Sands with Fines		Fines Classify as ML or MH	SM	Silty sand ^{G,H,I}
		more than 12% fines ^D		Fines classify as CL or CH	SC	Clayey sand ^{G,H,I}

Fine-Grained Soils 50% or more passes the No. 200 sieve	Silt and Clays Liquid Limit less than 50	inorganic		PI > 7 and plots on or above "A" line	CL	Lean clay ^{K,L,M}
				PI < 4 or plots below "A" line	ML	Silt ^{K,L,M}
		organic		Liquid limit - oven dried	OL	Organic clay ^{K,L,M,N}
				Liquid limit - not dried		Organic Silt ^{K,L,M,O}
	Silt and Clays Liquid Limit 50 or more	inorganic		PI plots on or above "A" line	CH	Fat clay ^{K,L,M}
				PI plots below "A" line	MH	Elastic silt ^{K,L,M}
		Organic		Liquid limit - oven dried	OH	Organic clay ^{K,L,M,P}
				Liquid limit - not dried		Organic Silt ^{K,L,M,Q}

Highly organic Soils

Primarily organic matter, dark in color, and organic odor

PT Peat

Fibric Peat > 67% Fibers

Hemic Peat 33% - 67% Fibers

sapric Peat < 33% Fibers

^A Based on the material passing the 3-in (75-mm) sieve

^B If field sample contained cobbles or boulders, or both, add with cobbles or boulders, or both to group name

^C Gravels with 5 to 12% fines require dual symbols:

GW - GM well-graded gravel with silt

GW - GC well-graded gravel with clay

GP - GM poorly-graded gravel with Silt

GP - GC poorly-graded gravel with clay

^D Sands with 5 to 12% fines require dual symbols:

SW - SM well-graded sand with silt

SW - SC well-graded sand with clay

SP - SM poorly-graded sand with Silt

SP - SC poorly-graded sand with clay

$$Cu = \frac{D_{60}}{D_{10}} \quad Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name

^G If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM

^H If fines are organic, add "with organic fines" to group name.

^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^J If Atterberg limits plot in hatched area, soil is a CL, ML, silty clay

If soil contains 15 to 29% plus No. 200, add, "with sand" or "with gravel", whichever is predominant

^L If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to the group name

^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel add "gravelly" to the group name

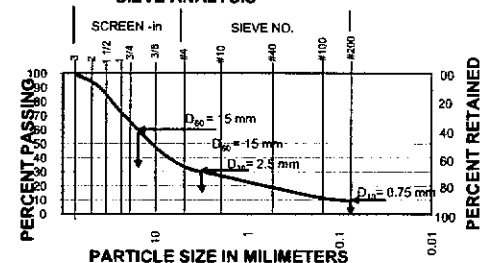
^N PI ≥ 4 and plots on or above "A" Line

^O PI < 4 or plots below "A" Line

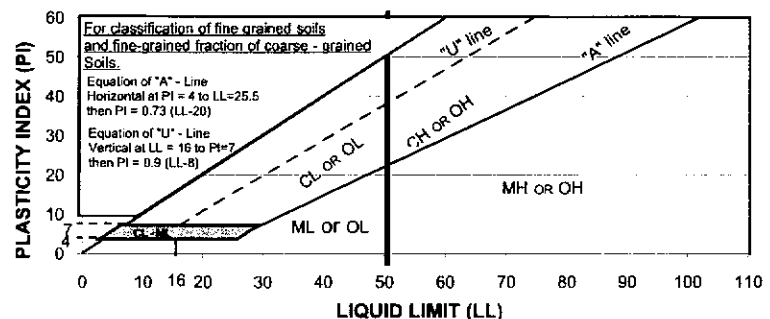
^P PI plots on or above "A" Line

^Q PI plots below "A" Line

SIEVE ANALYSIS



$$Cu = \frac{D_{60}}{D_{10}} = \frac{15}{0.75} = 200 \quad Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}} = \frac{(2.5)^2}{15 \times 0.75} = 5.6$$



APPENDIX II
LABORATORY TEST RESULTS



GESTRA Engineering, Inc

715 Post Road, Suite A

Madison, WI 53713

Phone: (608) 222-9406; Fax: (608) 222-9408

Laboratory Test Results of Mechanical Analysis of Soil or Aggregate

Project Name: Lavelle Industries - Building Addition
 Project Number: M14037-10
 Project Location: Whitewater, WI
 ASTM Designation: C136, D422

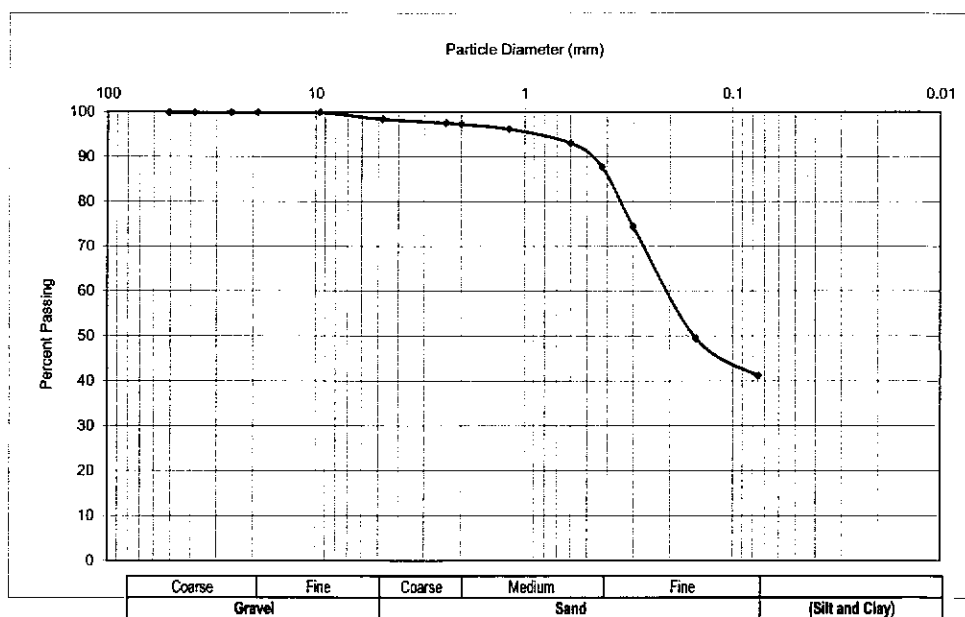
Date: September 9, 2014
 Reported To: Reesman's Excavating & Grading

Mechanical Analysis Data

Sieve	Sieve Opening (mm)	Percent Passing (%)
2	50.8	100.0
1 1/2	38.1	100.0
1	25.4	100.0
3/4	19.05	100.0
3/8	9.525	100.0
#4	4.75	98.5
#8	2.36	97.7
#10	2	97.4
#16	1.18	96.3
#30	0.6	93.2
#40	0.425	87.9
#50	0.3	74.4
#100	0.15	49.6
#200	0.075	41.3

Sample Information

Type of Sample: Bulk (Grab) Sample Number: 1394
 Sample Location: B-6 Depth of Sample: 0.7 - 2'



Moisture Content 16.4 %

Remarks: Gravel 1.5 % Sand 57.2 %
 Passing #200 Sieve (Silt & Clay) 41.3 %

Performed by: CP

Reviewed by: R. Portman
 GESTRA Engineering, Inc.

Geotechnical-Structural-Pavement-Construction Material



Laboratory Test Results of Atterberg Limits of Soil

Project Name: <u>Lavelle Industries Addition</u>	Date: <u>September 8, 2014</u>
Project Number: <u>M14037</u>	Client: <u>Reesman's Excavating & Grading</u>
Project Location: <u>Whitewater, WI</u>	
ASTM Designation: <u>D4318</u>	

Sample Information

Type of Sample	<u>Split spoon</u>
Boring Number	<u>B-6</u>
Sample Type	<u>Bulk (Grab)</u>
Depth of Sample	<u>0.7 - 2'</u>

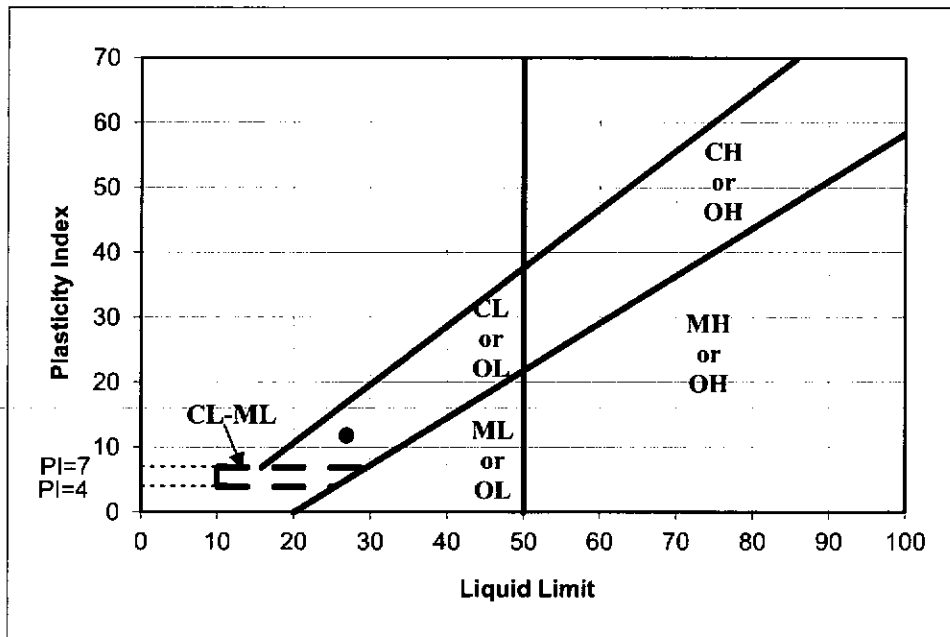
Determination of Liquid Limit

Cup Number	31	11	22
Weight of Cup (g)	32.45	31.74	32.67
Weight of Wet Soil and Cup (g)	45.84	42.72	43.23
Weight of Dry Soil and Cup (g)	43.06	40.35	40.89
Moisture Content (%)	26.2	27.5	28.5
Blow Counts	28	22	20

Determination of Plastic Limit

Cup Number	9	3
Weight of Cup (g)	32.12	31.35
Weight of Wet Soil and Cup (g)	39.49	38.77
Weight of Dry Soil and Cup (g)	38.53	37.82
Moisture Content (%)	15.0	14.7

Compilation of Test Results



Liquid Limit	<u>27</u>
Plastic Limit	<u>15</u>
Plasticity Index	<u>12</u>
USCS Symbol	<u>CL</u>

Performed by: CP

Reviewed By: R. Portman

GESTRA Engineering, Inc.



GESTRA Engineering, Inc

715 Post Road, Suite A

Madison, WI 53713

Phone: (608) 222-9406; Fax: (608) 222-9408

**Laboratory Test Results of
Amount of Soil Finer than #200 Sieve**

Project Name: Lavelle Industries - Building Addition
 Project Number: M14037-10
 Project Location: Whitewater, WI
 ASTM Designation: D1140

Date: September 10, 2014
 Report To: Reesman's Excavating & Grading

Boring Number	B-3							
Sample Number	I-SS							
Weight of Pan (g)	374.4							
Weight of Wet Soil and Pan (g)	552.8							
Weight of Wet Soil (g)	178.4							
Weight of Dry Soil and Pan (g)	518.1							
Weight of Dry Soil (g)	143.7							
Weight of Soil and Pan after Wash (g)	418.2							
Weight of Soil after Wash (g)	43.8							
Percentage of Material Passing #200 (%)	69.5							
Moisture Content (%)	24.1							

Boring Number								
Sample Number								
Weight of Pan (g)								
Weight of Wet Soil and Pan (g)								
Weight of Wet Soil (g)								
Weight of Dry Soil and Pan (g)								
Weight of Dry Soil (g)								
Weight of Soil and Pan after Wash (g)								
Weight of Soil after Wash (g)								
Percentage of Material Passing #200 (%)								
Moisture Content (%)								

Performed by: CEReviewed by: RJP

Geotechnical-Structural-Pavement-Construction Material



GESTRA Engineering, Inc

715 Post Road, Suite A

Madison, WI 53713

Phone: (608) 222-9406; Fax: (608) 222-9408

**Laboratory Test Results of
Moisture Content, Organic Content, and Density of Soil**

Project Name: Lavelle Industries Building Addition
 Project Number: M14037-10
 Project Location: Whitewater, WI
 ASTM Designation: D2216, D 2974

Date: September 5, 2014
 Report To: Reesman's Excavating and Grading

Boring Number	B-1	B-1	B-1	B-2	B-3	B-4	B-6	B-7
Sample Number	1	2	3	2	1	1	1	1
Cup Number	11	15	9	29	22	35	31	3
Weight of Cup (g)	31.73	32.48	32.14	32.46	32.68	32.68	32.44	31.35
Weight of Wet Soil and Cup (g)	65.75	71.32	64.28	67.42	69.95	71.39	65.00	71.91
Weight of Dry Soil and Cup (g)	60.93	65.44	60.72	62.18	62.61	65.82	58.17	66.04
Weight of Soil and Cup After Burn (g)								
Weight of Sample for Density (lbs)								
Diameter (in)								
Length(in)								
Moisture Content (%)	16.5	17.8	12.5	17.6	24.5	16.8	26.5	16.9
Organic Content (%)								
Wet Density (pcf)								
Dry Density (pcf)								

Boring Number	B-7							
Sample Number	1 (BTS)							
Cup Number	16							
Weight of Cup (g)	37.83							
Weight of Wet Soil and Cup (g)	77.93							
Weight of Dry Soil and Cup (g)	71.83							
Weight of Soil and Cup After Burn (g)	70.75							
Weight of Sample for Density (lbs)								
Diameter (in)								
Length(in)								
Moisture Content (%)	17.9							
Organic Content (%)	3.2							
Wet Density (pcf)								
Dry Density (pcf)								

Performed by: C. EnosReviewed by: R. Portman

Geotechnical-Structural-Pavement-Construction Material

Appendix B - WinSLAMM Input

Data file name: D:\Walworth_Co\Whitewater_City\Priv\25.0048.01 Lavelle Whitewater
 Expansion Planning\Design\Hydrology\LaVelle Post 6-22-2026.mdb
 WinSLAMM Version 10.5.0
 Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance:
 False
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
 Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source
 Area PSD Files.csv
 Cost Data file name:
 Seed for random number generator: -42
 Study period starting date: 01/05/69 Study period ending date: 12/31/69
 Start of Winter Season: 12/02 End of Winter Season: 03/12
 Date: 06-22-2026 Time: 14:44:11
 Site information:

Pre-Development Area Description	Pre-Development Area (ac)	Pre-Development CN
Ex South Field	6.439	67
Total Area (ac)/Composite CN	6.439	67

LU# 1 - Industrial: Industrial 1 Total area (ac): 6.439
 1 - FLAT ROOF WEST (DOCK): 0.028 ac. Flat Connected Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz
 2 - FLAT ROOF EAST (INFILL): 0.146 ac. Flat Connected Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz
 3 - EXISTING DISCONNECTED ROOF: 0.482 ac. Pitched Disconnected Normal
 Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 4 - EXISTING CONNECTED ROOF: 0.899 ac. Pitched Connected Source Area
 PSD File: C:\WinSLAMM Files\NURP.cpz
 5 - WAREHOUSE & DOCKS: 0.974 ac. Pitched Connected Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz
 6 - Future Addition: 0.891 ac. Pitched Connected Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz
 13 - EX PARKING AREA: 0.630 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 14 - PROP PARKING AREA: 0.508 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz

25 - EX CONCRETE SIDEWALKS/PAVEMENT: 0.146 ac. Connected Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz
 26 - PROP CONCRETE SIDEWALKS/PAVEMENT: 0.425 ac. Connected Source Area
 PSD File: C:\WinSLAMM Files\NURP.cpz
 45 - Large Landscaped Areas 1: 1.310 ac. Normal Sandy Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 3

1. Top area (square feet) = 5578
2. Bottom area (square feet) = 1203
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 1
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1.5
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 1.5
13. Engineered soil porosity = 0.38
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Media Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 1
3. Height of datum to bottom of weir opening: 5.5

Outlet type: Evapotranspiration

(in/day)	Month Number	Month	Evapotranspiration (in/day)	Evaporation
	1	January	.02	.
	2	February	.02	.
	3	March	.09	.
	4	April	.18	.
	5	May	.18	.
	6	June	.19	.
	7	July	.12	.
	8	August	.1	.
	9	September	.11	.
	10	October	.12	.
	11	November	.11	.
	12	December	.02	.

1. Saturated Soil Moisture Content: 0.38
2. Soil Field Moisture Capacity (% of Soil Dry Weight): 0.08
3. Permanent Wilting Point (% of Soil Dry Weight): 0.03
4. Supplemental Irrigation Used= False
- 4a. Fraction of available capacity when irrigation starts = 0
- 4b. Fraction of available capacity when irrigation stops = 0
- 5a. First area of biofilter that is vegetated (fraction): 1
- 5b. Second area of biofilter that is vegetated (fraction): 0
- 5c. Third area of biofilter that is vegetated (fraction): 0
- 5d. Fourth area of biofilter that is vegetated (fraction): 0
- 6a. First plant type: Turfgrass
- 6b. Second plant type:
- 6c. Third plant type:
- 6d. Fourth plant type:
- 7a. First root depth (ft): 1
- 7b. Second root depth (ft): 0
- 7c. Third root depth (ft): 0
- 7d. Fourth root depth (ft): 0
- 8a. First ET adjustment factor for actual crop (decimal):
- 8b. Second ET adjustment factor for actual crop (decimal): 0
- 8c. Third ET adjustment factor for actual crop (decimal): 0
- 8e. Fourth ET adjustment factor for actual crop (decimal): 0

0.8

Appendix C - WinSLAMM Outfall Runoff Volume Output

Data File: D:\Walworth_Co\Whitewater_City\Priv\25.0048.01 Lavelle Whitewater Expansion Planning\Design\Hydrology\LaVelle Post 6-22-2026.mdb

Rain File: WI Milwaukee 69.RAN

Date: 06-22-26 Time: 2:24:30 PM

Site Description:

Runoff Volume Total (cf) at the Outfall

Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)	Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)	Pre-Dev Runoff Vol. (cf)
1	1/5/1969	-	-	-	-	-	-	-
2	1/6/1969	-	-	-	-	-	-	-
3	1/8/1969	-	-	-	-	-	-	-
4	1/15/1969	-	-	-	-	-	-	-
5	1/17/1969	-	-	-	-	-	-	-
6	1/23/1969	-	-	-	-	-	-	-
7	1/24/1969	-	-	-	-	-	-	-
8	1/28/1969	-	-	-	-	-	-	-
9	1/29/1969	-	-	-	-	-	-	-
10	2/6/1969	-	-	-	-	-	-	-
11	2/6/1969	-	-	-	-	-	-	-
12	2/22/1969	-	-	-	-	-	-	-
13	3/6/1969	-	-	-	-	-	-	-
14	3/20/1969	0.18	0	0	0.18	n/a	0	n/a
15	3/20/1969	0.04	0	0	0.04	n/a	0	n/a
16	3/21/1969	0.08	0	0	0.08	n/a	0	n/a
17	3/24/1969	0.64	0	0	0.64	n/a	0	n/a
18	3/28/1969	0.08	0	0	0.08	n/a	0	n/a
19	4/1/1969	0.29	0	0	0.29	n/a	0	n/a
20	4/4/1969	0.43	0	0	0.43	n/a	0	n/a
21	4/8/1969	0.71	822.8	0.05	0.67	82.6	0.108	0
22	4/14/1969	0.52	0	0	0.52	n/a	0	n/a
23	4/16/1969	0.1	0	0	0.1	n/a	0	n/a
24	4/16/1969	1.26	12148	0.412	0.74	90.4	0.817	340
25	4/21/1969	0.04	0	0	0.04	n/a	0	n/a
26	4/27/1969	0.01	0	0	0.01	n/a	0	n/a
27	4/28/1969	0.06	0	0	0.06	n/a	0	n/a
28	5/1/1969	0.01	0	0	0.01	n/a	0	n/a
29	5/5/1969	0.18	0	0	0.18	n/a	0	n/a
30	5/6/1969	0.02	0	0	0.02	n/a	0	n/a
31	5/6/1969	0.06	0	0	0.06	n/a	0	n/a
32	5/8/1969	0.26	0	0	0.26	n/a	0	n/a
33	5/8/1969	0.22	0	0	0.22	n/a	0	n/a
34	5/10/1969	0.02	0	0	0.02	n/a	0	n/a
35	5/13/1969	0.18	0	0	0.18	n/a	0	n/a
36	5/17/1969	1.33	9134	0.294	0.94	86.2	0.55	528
37	5/20/1969	0.03	0	0	0.03	n/a	0	n/a
38	5/21/1969	0.55	0	0	0.55	n/a	0	n/a
39	5/24/1969	0.06	0	0	0.06	n/a	0	n/a
40	5/26/1969	0.01	0	0	0.01	n/a	0	n/a
41	5/31/1969	0.12	0	0	0.12	n/a	0	n/a
42	6/1/1969	0.04	0	0	0.04	n/a	0	n/a
43	6/2/1969	0.05	0	0	0.05	n/a	0	n/a
44	6/3/1969	0.02	0	0	0.02	n/a	0	n/a
45	6/4/1969	0.4	0	0	0.4	n/a	0	n/a
46	6/6/1969	0.09	0	0	0.09	n/a	0	n/a
47	6/7/1969	0.83	2197	0.113	0.74	84.5	0.142	0
48	6/11/1969	0.07	0	0	0.07	n/a	0	n/a
49	6/11/1969	0.03	0	0	0.03	n/a	0	n/a
50	6/12/1969	0.01	0	0	0.01	n/a	0	n/a
51	6/12/1969	0.24	0	0	0.24	n/a	0	n/a

52	6/17/1969	0.36	0	0	0.36	n/a	0	n/a
53	6/18/1969	0.16	0	0	0.16	n/a	0	n/a
54	6/19/1969	0.09	0	0	0.09	n/a	0	n/a
55	6/21/1969	0.02	0	0	0.02	n/a	0	n/a
56	6/22/1969	0.36	0	0	0.36	n/a	0	n/a
57	6/22/1969	0.05	0	0	0.05	n/a	0	n/a
58	6/25/1969	1.68	17507	0.446	0.93	88.6	2.432	2008
59	6/27/1969	0.68	7500	0.472	0.36	95.4	3.699	0
60	6/29/1969	0.38	0	0	0.38	n/a	0	n/a
61	6/29/1969	1.96	29931	0.653	0.68	93	4.399	3765
62	6/30/1969	0.01	0	0	0.01	n/a	0	n/a
63	7/2/1969	0.31	0	0	0.31	n/a	0	n/a
64	7/4/1969	0.04	0	0	0.04	n/a	0	n/a
65	7/10/1969	0.47	0	0	0.47	n/a	0	n/a
66	7/11/1969	0.07	0	0	0.07	n/a	0	n/a
67	7/16/1969	0.52	0	0	0.52	n/a	0	n/a
68	7/17/1969	0.85	9688	0.488	0.44	94.6	2.548	0
69	7/17/1969	1.44	21065	0.626	0.54	94.3	3.734	899
70	7/18/1969	0.01	0	0	0.01	n/a	0	n/a
71	7/23/1969	0.11	0	0	0.11	n/a	0	n/a
72	7/26/1969	1.37	14042	0.439	0.77	90.3	8.078	652
73	7/27/1969	1.38	16070	0.498	0.69	91.8	0.721	685
74	7/31/1969	0.04	0	0	0.04	n/a	0	n/a
75	8/4/1969	0.03	0	0	0.03	n/a	0	n/a
76	8/7/1969	0.1	0	0	0.1	n/a	0	n/a
77	8/9/1969	0.08	0	0	0.08	n/a	0	n/a
78	8/16/1969	0.32	0	0	0.32	n/a	0	n/a
79	9/4/1969	0.36	0	0	0.36	n/a	0	n/a
80	9/5/1969	0.74	5058	0.292	0.52	91.8	2.618	0
81	9/14/1969	0.01	0	0	0.01	n/a	0	n/a
82	9/15/1969	0.03	0	0	0.03	n/a	0	n/a
83	9/16/1969	0.03	0	0	0.03	n/a	0	n/a
84	9/23/1969	0.16	0	0	0.16	n/a	0	n/a
85	9/25/1969	0.01	0	0	0.01	n/a	0	n/a
86	9/29/1969	0.84	4362	0.222	0.65	88.8	1.189	0
87	10/6/1969	0.01	0	0	0.01	n/a	0	n/a
88	10/6/1969	0.01	0	0	0.01	n/a	0	n/a
89	10/9/1969	0.05	0	0	0.05	n/a	0	n/a
90	10/10/1969	0.14	0	0	0.14	n/a	0	n/a
91	10/10/1969	1.34	11518	0.368	0.85	88.6	1.225	558
92	10/12/1969	1.63	20296	0.533	0.76	91.3	0.869	1745
93	10/15/1969	0.16	0	0	0.16	n/a	0	n/a
94	10/19/1969	0.44	0	0	0.44	n/a	0	n/a
95	10/19/1969	0.35	15.01	0.002	0.35	86.3	0.01	0
96	10/21/1969	0.02	0	0	0.02	n/a	0	n/a
97	10/24/1969	0.01	0	0	0.01	n/a	0	n/a
98	10/30/1969	0.32	0	0	0.32	n/a	0	n/a
99	11/2/1969	0.77	0	0	0.77	n/a	0	n/a
100	11/11/1969	0.05	0	0	0.05	n/a	0	n/a
101	11/11/1969	0.04	0	0	0.04	n/a	0	n/a
102	11/13/1969	0.03	0	0	0.03	n/a	0	n/a
103	11/17/1969	0.15	0	0	0.15	n/a	0	n/a
104	11/18/1969	0.02	0	0	0.02	n/a	0	n/a
105	11/19/1969	0.01	0	0	0.01	n/a	0	n/a
106	11/26/1969	0.07	0	0	0.07	n/a	0	n/a
107	12/7/1969	-	-	-	-	-	-	-
108	12/11/1969	-	-	-	-	-	-	-
109	12/16/1969	-	-	-	-	-	-	-
110	12/21/1969	-	-	-	-	-	-	-
111	12/23/1969	-	-	-	-	-	-	-

112	12/24/1969	-	-	-	-	-	-	-
113	12/24/1969	-	-	-	-	-	-	-
114	12/27/1969	-	-	-	-	-	-	-
115	12/28/1969	-	-	-	-	-	-	-
116	12/31/1969	-	-	-	-	-	-	-
Minimum:		0	0	0	0.01	82.6	0	0
Maximum:		1.96	29931	0.653	0.94	95.4	8.078	3765
Average:		0.26	1563	0.051	0.19	91.3	2.734	698.8
Total:		29.96	181354		22.2			11180

* Note: NRCS does not recommend using CN method for rains < 0.5 in.

See 'PreDevelopment Areas and CN' Help for more info.

Appendix D - WinSLAMM Solids Reduction Output

SLAMM for Windows Version 10.5.0

(c) Copyright Robert Pitt and John Voorhees 2019, All Rights Reserved

Data file name: D:\Walworth_Co\Whitewater_City\Priv\25.0048.01 Lavelle Whitewater Expansion
Planning\Design\Hydrology\LaVelle Post 6-22-2026.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Start of Winter Season: 12/02 End of Winter Season: 03/12

Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69

Date of run: 06-22-2026 Time of run: 14:27:12

Total Area Modeled (acres): 6.439

Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	427501	-	90.00	2402	-
Outfall Total with Controls:	181354	57.58%	92.92	1052	56.20%
Annualized Total After Outfall Controls:	183873			1067	

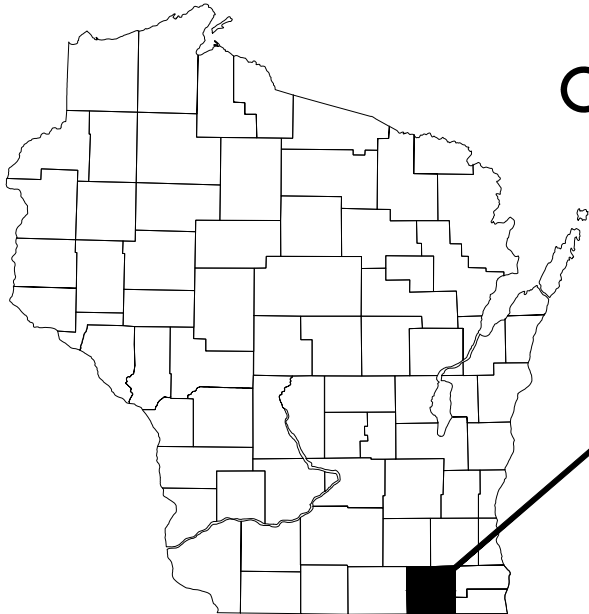
Biofilter # 1 is expected to clog in 1.84 years.. Percent Solids Reduction due to Engineered Media = 80

Appendix E – Site Plan

FILENAME: D:\Vidworth_Co\Whitewater_City\Proj\25.0048.01 Lavelle Industries Expansion Planning\Design\250048_TITLE & DETAILS.dwg PLOTTED BY: JACOB A. BRECKLER PLOT DATE/TIME: 6/22/2026 3:55 PM

LAVELLE INDUSTRIES EXPANSION

CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN



LOCATION MAP

SHEET INDEX

TITLE	1.0
GENERAL NOTES	2.0
CONSTRUCTION DETAILS	2.1 - 2.3
REMOVALS	3.0
SITE PLAN & UTILITIES	4.0
GRADING PLAN	5.0
RESTORATION & LANDSCAPING	6.0

COORDINATES ON THE PLAN ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH COUNTY.

ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD29).

DIGGERSHOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 268-1181
Hearing Impaired TDD (800) 642-2289
www.DiggersHotline.com

**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WHITEWATER LAND DEVELOPMENT STANDARDS, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION; LATEST EDITIONS AND REVISIONS.

PERMIT PLANS - 6-22-2026



Item 6.

1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

LAVELLE INDUSTRIES

LOCATION:

CITY OF WHITEWATER, WISCONSIN

CLIENT:



CONSULT-DEVELOP-CONSTRUCT

RELEASE:

PERMIT PLANS

REVISIONS:

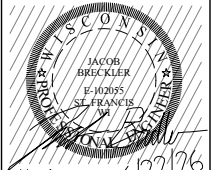
#	DATE	DESCRIPTION
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

NORTH ARROW:



SCALE:

NO SCALE



all in 6/22/26

SHEET:

TITLE

PROJECT MANAGER:

GLG

PROJECT NUMBER:

25.0048.01

DATE:

6-22-2026

SHEET NUMBER:

1.0 159

FILENAME: D:\Widworth_Co\Whitewater_City\Proj\25.0048.01 Lavelle Whitewater Expansion Planning Design\250048_1 TITLE & DETAILS.dwg (VED DATE: 6/22/2026 3:55 PM) PLOT DATE/TIME: 6/22/2026 3:55 PM PLOTTED BY: JACOB A. BRECKLER

1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

LAVELLE
INDUSTRIES

LOCATION:

CITY OF
WHITEWATER,
WISCONSIN

CLIENT:

PSG
CONSULT-DEVELOP-CONSTRUCT

RELEASE:

PERMIT PLANS

REVISIONS:

#	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NORTH ARROW:

SCALE: NO SCALE



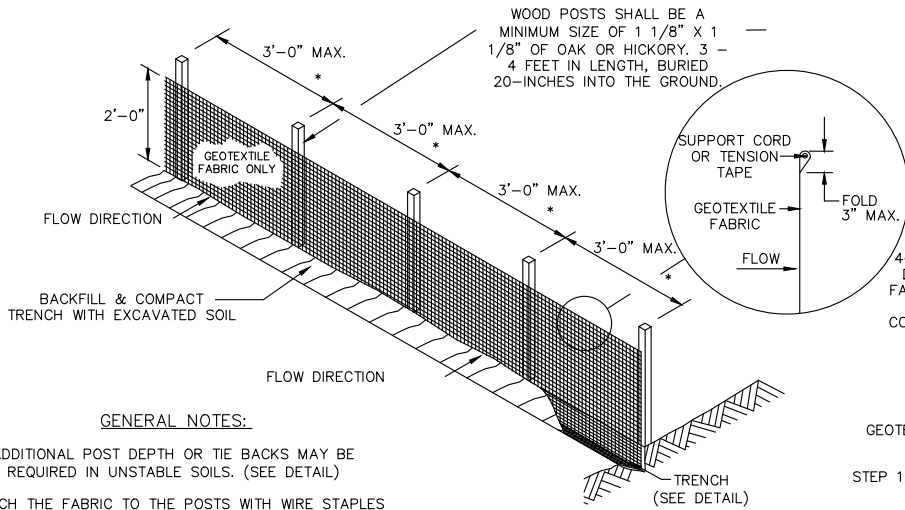
SHEET:

DETAILS

PROJECT MANAGER: GLG
PROJECT NUMBER: 25.0048.01
DATE: 6-22-2026

SHEET NUMBER:

2.1 161



GENERAL NOTES:

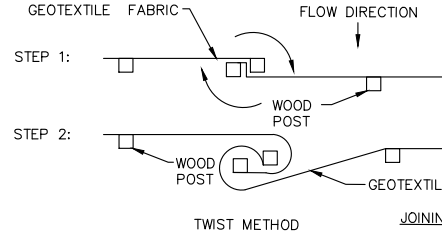
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)
ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

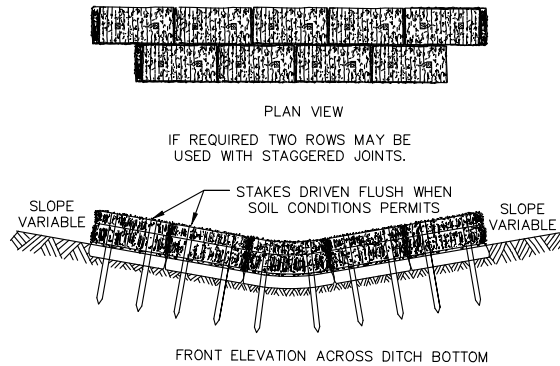
IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS:
(1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES.
(2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

AXONOMETRIC VIEW

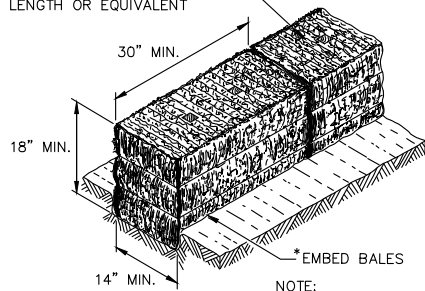
**SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT
REQUIRED)**



**1 SILT FENCE
N.T.S.**



WOOD STAKES (2 PER BALE)
NOMINAL 2" X 2" X 30" MIN.
LENGTH OR EQUIVALENT



GENERAL NOTES:

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

BALES SHOULD BE PLACED END TO END OR OVERLAPPING AT RIGHT ANGLES TO THE DIRECTION OF FLOW AND FAR ENOUGH UP THE SIDES OF THE DITCH TO PREVENT ERODING AROUND ENDS.

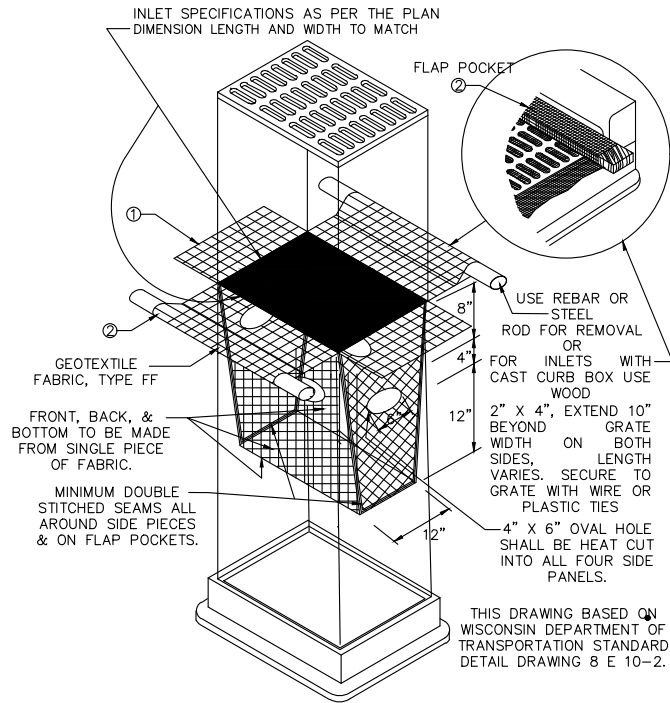
BALES SHALL BE PLACED WITH TWINE OR TIE WIRES PARALLEL TO THE GROUND.

STAKES TO BE BATTERED IN OPPOSITE DIRECTIONS.

* AS DETERMINED BY THE ENGINEER.

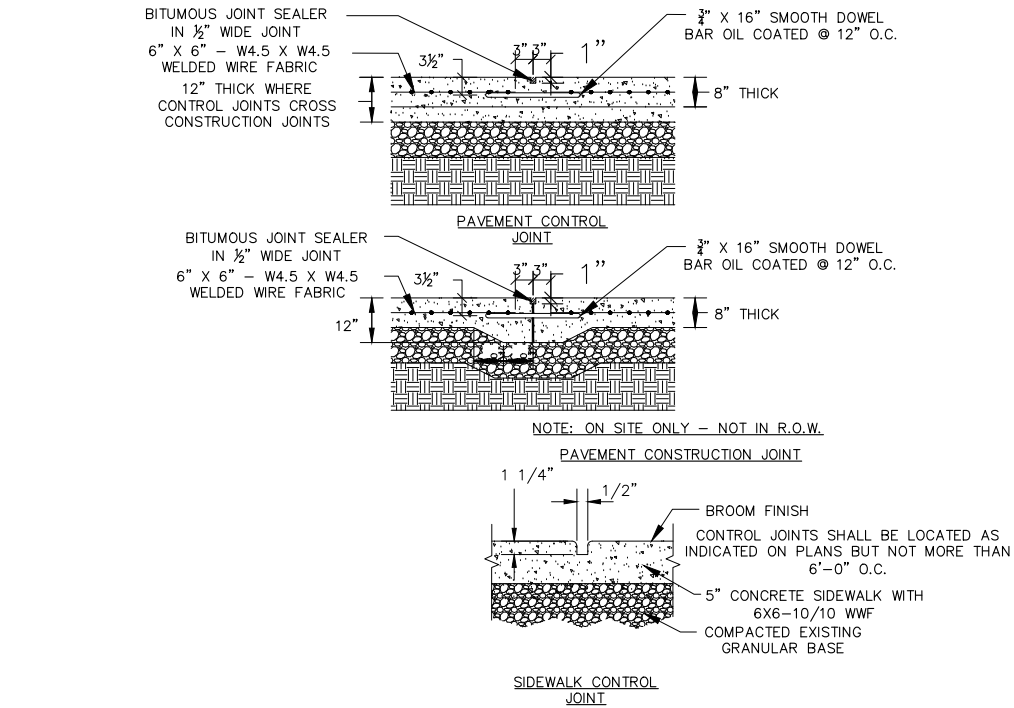
**4 DITCH CHECKS
N.T.S.**

NOTES:
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED WHEN REMOVING OR MAINTAINING INLET PROTECTION. CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MIN. OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

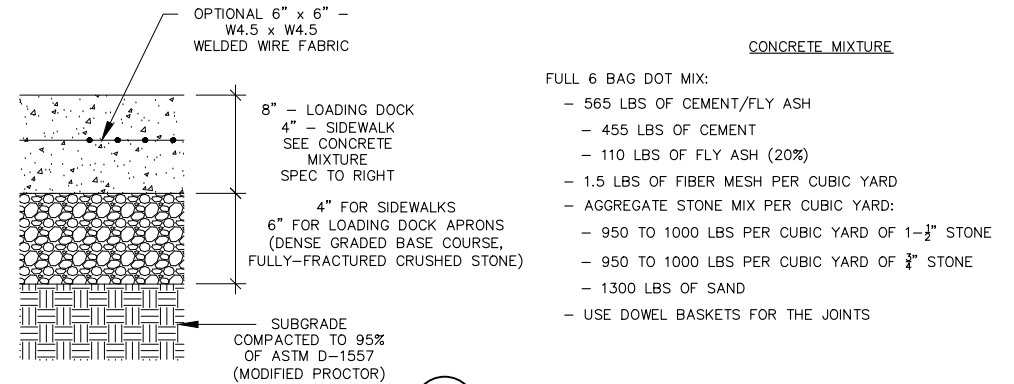


**3 INLET PROTECTION TYPE D
N.T.S.**

INSTALLATION NOTES
TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

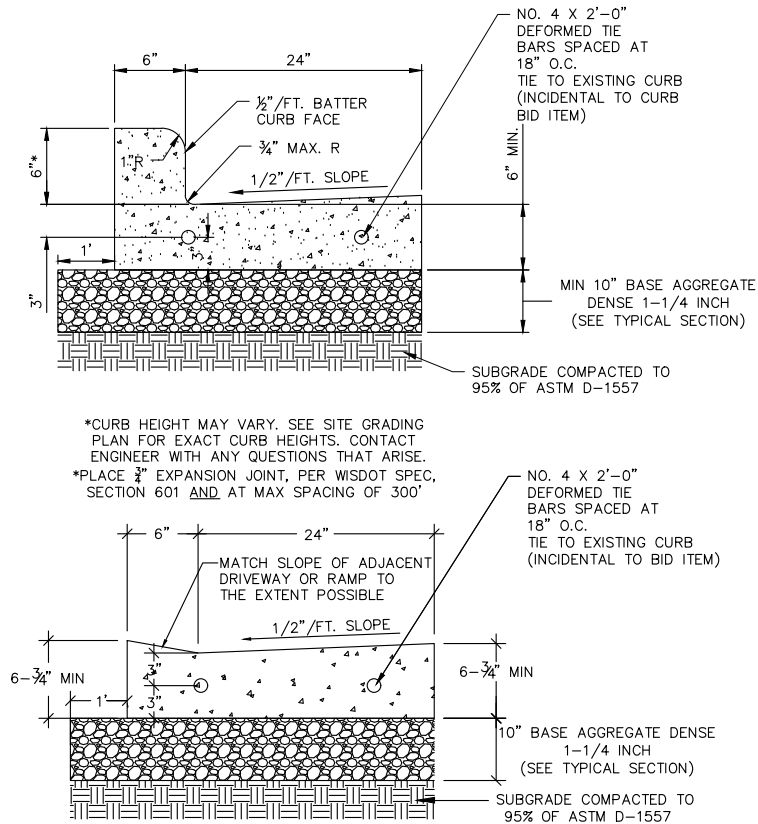


**5 CONTROL & CONSTRUCTION JOINT DETAILS
N.T.S.**

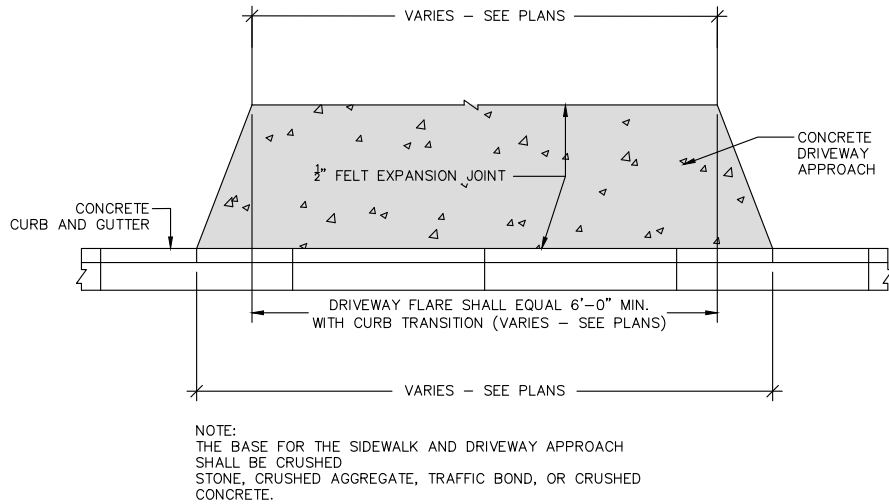


**6 CONCRETE PAVEMENT
N.T.S.**

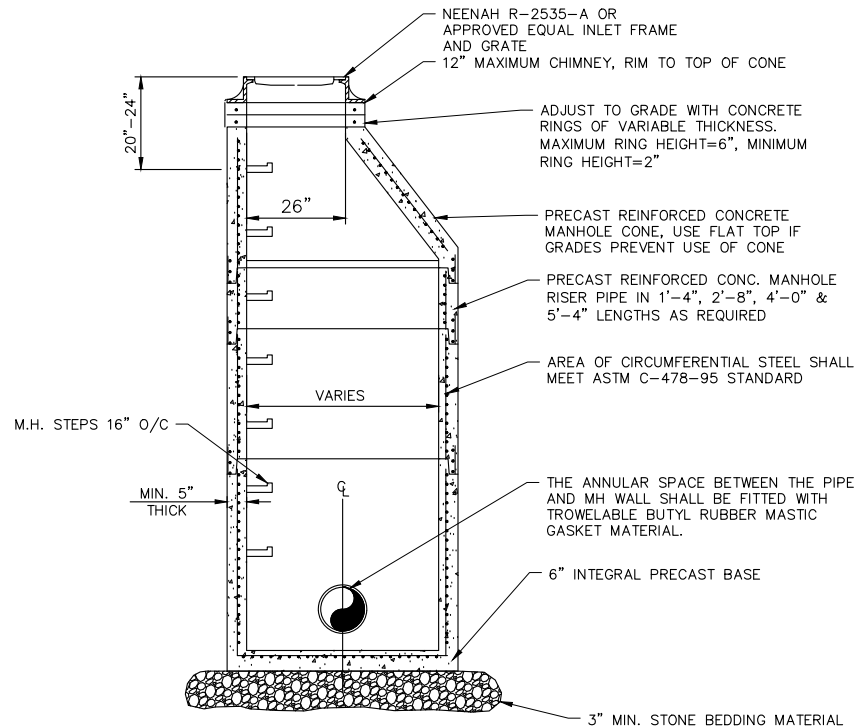
FILENAME: D:\Vidworth_Co\Whitewater_City\Proj\25.0048.01 Lavelle Whitewater Expansion Planning\Design\250048_TITLE & DETAILS.dwg PLOT DATE/TIME: 6/22/2026 3:56 PM PLOTTED BY: JACOB A. BRECKLER



7 30-INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.



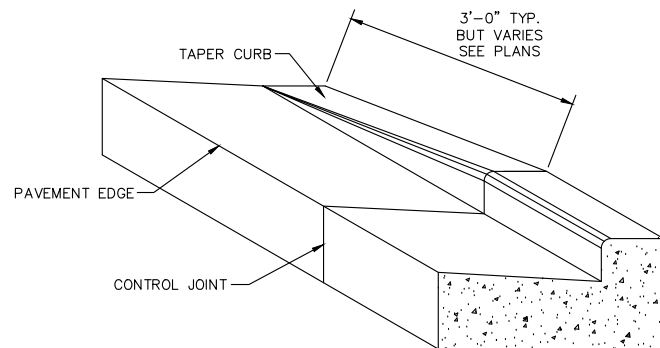
8 STANDARD CONCRETE DRIVEWAY
N.T.S.



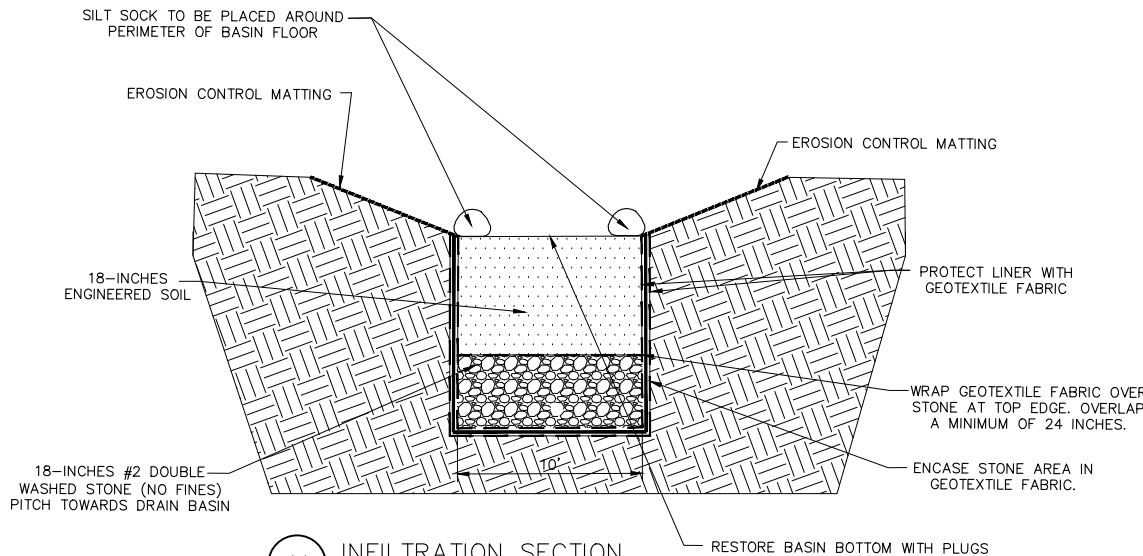
STORM MANHOLE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
5. SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.
6. REPLACE CONE WITH FLAT TOP SECTION WHEN NECESSARY DUE TO LARGER DIAMETER OF STRUCTURE/VERTICAL RESTRICTIONS.

9 STORM MANHOLE
N.T.S.



10 CONCRETE CURB & GUTTER TRANSITION TO DEPRESSED CURB
N.T.S.



11 INFILTRATION SECTION
N.T.S.

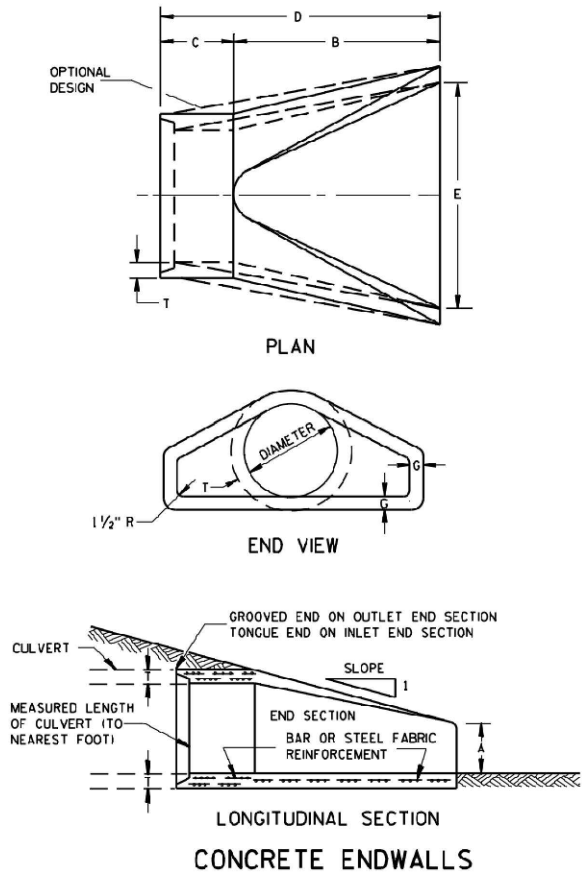
#	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-



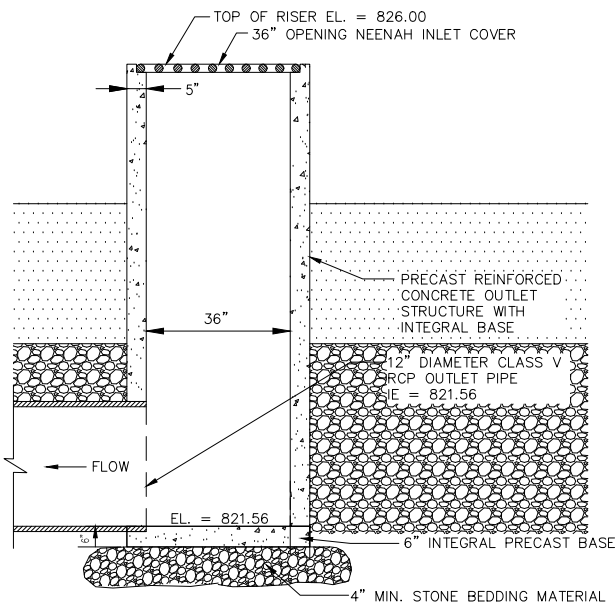
PLOTTED BY: JACOB A. BRECKLER

PLOT DATE/TIME: 6/22/2026 3:56 PM

FILENAME: D:\Vidworth_Co\Whitewater_City\Proj\25.0048.01 Lavelle Whitewater Expansion Planning\Design\250048_TITLE & DETAILS.dwg

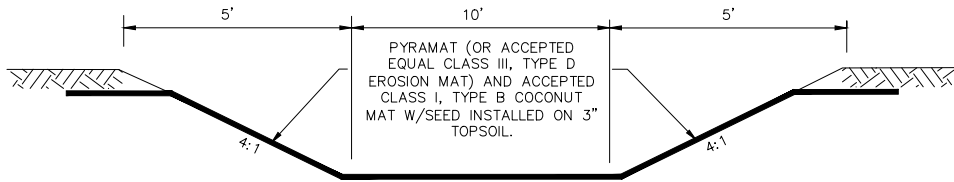


12 APRON ENDWALL
N.T.S.

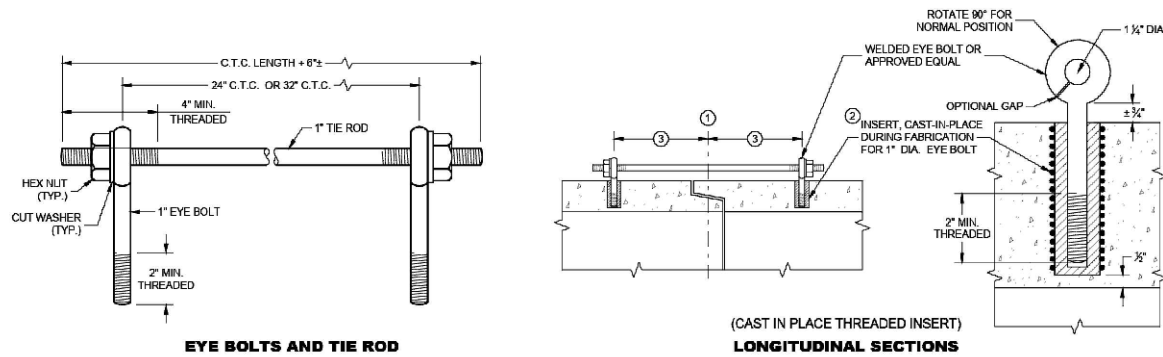


13 36-INCH DIA BIO-RETENTION OUTLET STRUCTURE
N.T.S.

- OUTLET STRUCTURE NOTES:
1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
 2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
 3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
 4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE. BACKFILL STRUCTURE WITH GRANULAR BACKFILL MATERIAL.



14 INFILTRATION BASIN SPILLWAY
N.T.S.

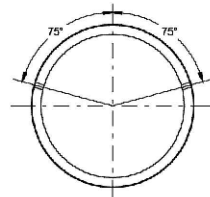


EYE BOLT AND TIE ROD ASSEMBLY (ALTERNATE NO. 1)

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR JOINT TIES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

JOINT TIES TO BE HOT-DIP GALVANIZED PER ASTM A 153.

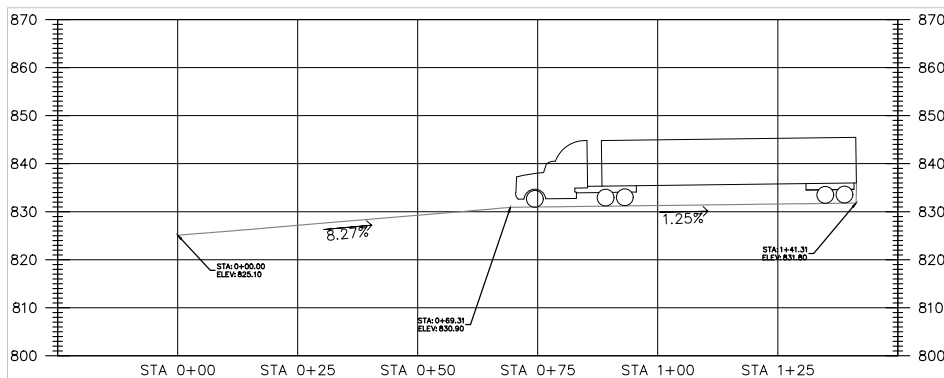
- 1 CENTER LINE OF TONGUE AND GROOVE OR BELL AND SPIGOT JOINTS.
- 2 THE INSIDE OF THE THREADED INSERTS SHALL BE CLEAN TO ALLOW THE INSERTION OF THREADED EYE BOLTS.
- 3 HOLES SHALL BE CAST-IN-PLACE OR DRILLED PER THE APPLICABLE DETAIL, AND EQUAL DISTANCE FROM THE CENTERLINE OF THE JOINT.



PLACEMENT OF (2) CAST-IN-PLACE INSERTS OR HOLES DURING FABRICATION FOR PIPE SECTIONS REQUIRING TIE RODS

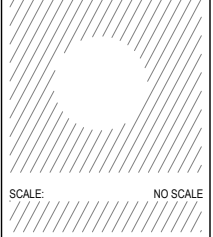
TRANSVERSE SECTION

15 CONCRETE APRON ENDWALL JOINT TIES
N.T.S.



16 WEST SIDE TRUCK DOCK GRADING
N.T.S.

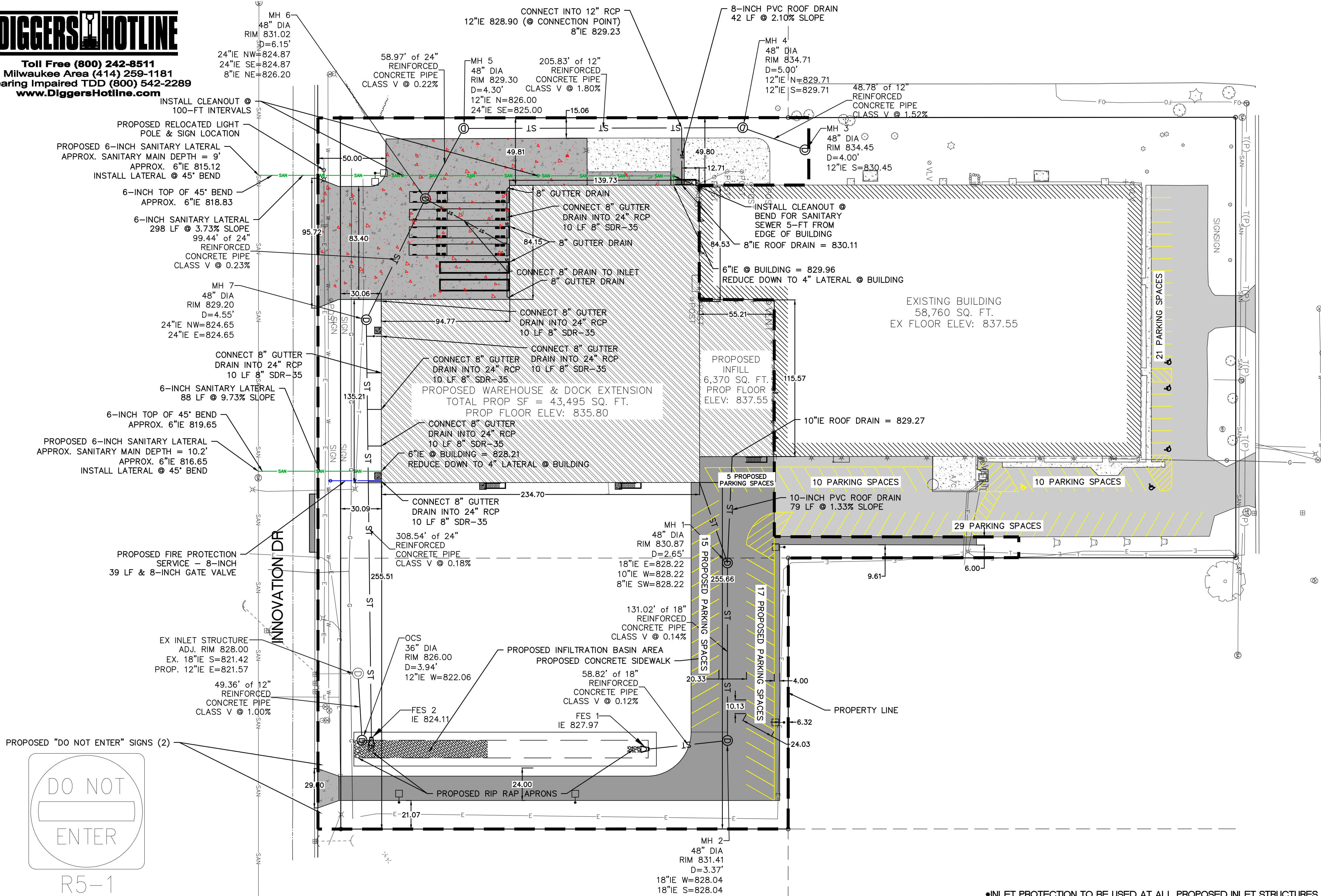
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



FILENAME: D:\Wisconsin\City\Phy\250048.01 Lavelle Whitewater Expansion Planning\Design\250048_PUL_SITE PLAN & UTILITY.dwg



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



SITE PLAN NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WHITEWATER LAND DEVELOPMENT STANDARDS, THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION; LATEST ADDITIONS AND REVISIONS
- A SAWED JOINT IS REQUIRED WHERE NEW ASPHALTIC CONCRETE SURFACES MEET EXISTING ASPHALTIC CONCRETE SURFACES. MATCH EXISTING PAVEMENT ELEVATION AT ALL SAWCUT LOCATIONS UNLESS OTHERWISE NOTED.
- PROOF ROLL NECESSARY PRIOR TO PAVING. POOR MATERIAL SHALL BE REMOVED (COMMON EXCAVATION) AND REPLACED WITH SUITABLE MATERIAL. CONFIRM MATERIAL WITH ENGINEER. PROOF ROLL INCIDENTAL TO PAVING COSTS.
- ALL LINEAR DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR BUILDING OUTSIDE WALL UNLESS OTHERWISE NOTED
- SITE CONSTRUCTION AND PAVEMENT MARKING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- ALL PARKING SPACES SHALL BE PAINTED 4" TRAFFIC YELLOW. PAVEMENT MARKINGS TO BE ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY LOCAL CODES AND ORDINANCES. MARKINGS AND SIGNAGE TO BE IN ACCORDANCE WITH MUTCD.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS

BASED, IN PART, UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY AND FIELD LOCATES. ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. IT IS CONTRACTORS RESPONSIBILITY TO FIELD VERIFY UTILITY INFORMATION. UTILITIES AND ADDITIONAL ITEMS FOR REMOVAL TO BE DETERMINED IN FIELD AS NEEDED.

- ALL EXCESS TOPSOIL TO BE HAULED OFF BY LANDSCAPE CONTRACTOR. TOPSOIL DEPTHS CAN BE FOUND IN SOIL BORING LOGS.
- CONCRETE PAVING TO BE COMPLETED IN MULTIPLE MOBILIZATIONS TO ACCOMMODATE PROJECT PHASING

SITE DATA

ZONING M-1
GENERAL MANUFACTURING

EXISTING CONDITIONS:
PROPERTY SIZE: 6.439 ACRES (280,490 SF)
PARCEL /A455700001 - 4.924 ACRES (214,490 SF)
PARCEL /A455800003 - 1.515 ACRES (66,000 SF)
IMPERVIOUS AREA: 2.76 ACRES (120,284 SF) - 42.9%
OPEN SPACE AREA: 3.68 ACRES (160,206 SF) - 57.1%
BUILDING AREA: 58,760 SF - 20.9%

PROPOSED CONDITIONS:
IMPERVIOUS AREA: 4.20 ACRES (183,149 SF) - 65.3%
OPEN SPACE AREA: 2.215 ACRES (97,341 SF) - 34.7%
BUILDING AREA: 108,625 SF - 38.7%

FUTURE CONDITIONS:
IMPERVIOUS AREA: 4.20 ACRES (221,963 SF) - 79.1%
OPEN SPACE AREA: 2.215 ACRES (98,527 SF) - 20.9%
BUILDING AREA: 147,438 SF - 52.6%

PARKING BREAKDOWN:
EXISTING: 112 SPACES
REMOVING 41 PARKING SPACES
PROPOSED: 107 SPACES (UNDER CURRENT LEVEL)
ADA SPACES REQUIRED - 5

*INLET PROTECTION TO BE USED AT ALL PROPOSED INLET STRUCTURES

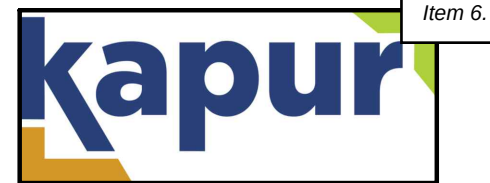
POINTS OF CONTACT

LAND OWNER:
LAVELLE INDUSTRIES
LAVELLE INDUSTRIES
1215 UNIVERSAL BLVD
WHITEWATER, WI 53190
PHONE: (608) 837-5141
PROJECT ENGINEER:
JACOB BRECKLER, P.E.
KAPUR & ASSOCIATES, INC
1224 SOUTH PINE STREET
BURLINGTON, WI 53105
PHONE: (262) 758-6024

HATCH LEGEND

	PROPOSED ASPHALTIC CONCRETE		PROPOSED CONCRETE
	PROPOSED BUILDING ADDITIONS		EXISTING ASPHALT
	EXISTING BUILDINGS		EXISTING CONCRETE
	PROJECT LIMITS		

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WDPS PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.



1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

LAVELLE
INDUSTRIES

LOCATION:

CITY OF
WHITEWATER,
WISCONSIN

CLIENT:



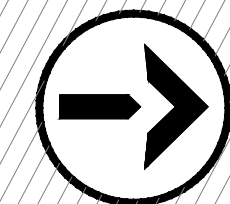
RELEASE:

PERMIT PLANS

REVISIONS:

#	DATE	DESCRIPTION
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

NORTH ARROW:



SCALE: 1" = 40' (34"x22")
0 40' 80'

IF NOT ONE INCH ADJUST SCALE
ACCORDINGLY

SEAL:



SHEET:

SITE PLAN &
UTILITY

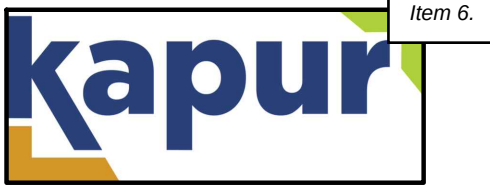
PROJECT MANAGER: GLG
PROJECT NUMBER: 25.0048.01
DATE: 6-22-2026

SHEET NUMBER:

4.0



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

LAVELLE
INDUSTRIES

LOCATION:

CITY OF
WHITEWATER,
WISCONSIN

CLIENT:



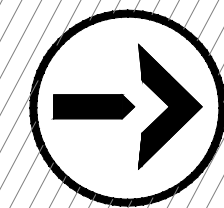
RELEASE:

PERMIT PLANS

REVISIONS:

#	DATE	DESCRIPTION
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

NORTH ARROW:



SCALE: 1" = 40' (34"x22")



IF NOT ONE INCH ADJUST SCALE
ACCORDINGLY

SEAL:



SHEET:

GRADING

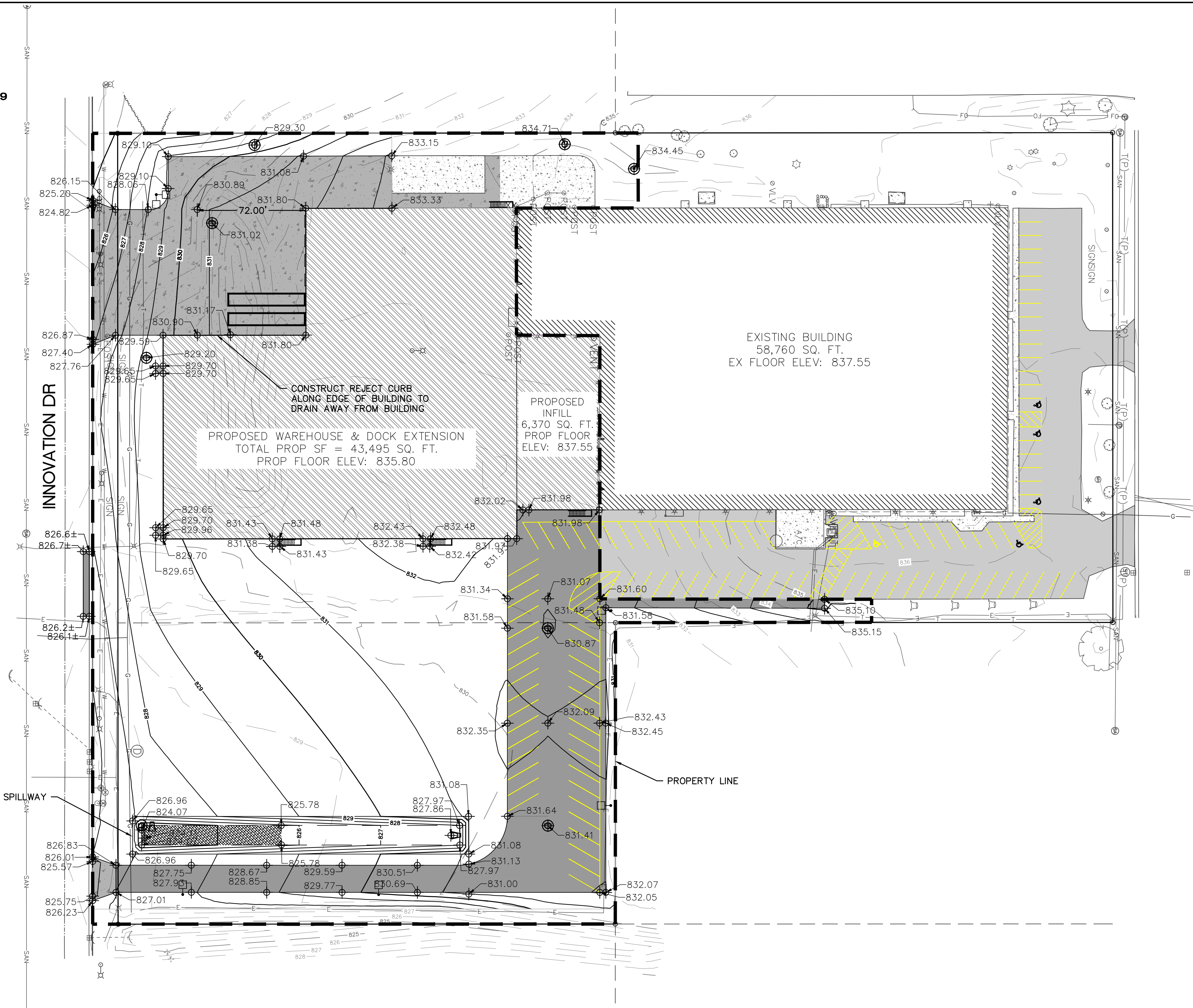
PROJECT MANAGER: GLG

PROJECT NUMBER: 25.0048.01

DATE: 6-22-2026

SHEET NUMBER:

5.0



GRADING LEGEND	
— 835 —	EXISTING CONTOUR LINE — MAJOR
— 834 —	PROPOSED CONTOUR LINE — MINOR
— 832 —	PROPOSED CONTOUR LINE — MAJOR
715.18	PROPOSED SPOT ELEVATIONS
716.00±	MATCH EXISTING ELEVATIONS

POINTS OF CONTACT

LAND OWNER:

LAVELLE INDUSTRIES

LAVELLE INDUSTRIES
1215 UNIVERSAL BLVD
WHITEWATER, WI 53190

PHONE: (608) 837-5141

PROJECT ENGINEER:

JACOB BRECKLER, P.E.

KAPUR & ASSOCIATES, INC
1224 SOUTH PINE STREET
BURLINGTON, WI 53105

PHONE: (262) 758-6024

HATCH LEGEND



PROPOSED ASPHALTIC CONCRETE



PROPOSED BUILDING ADDITIONS



EXISTING BUILDINGS



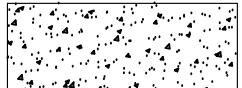
PROJECT LIMITS



PROPOSED CONCRETE



EXISTING ASPHALT



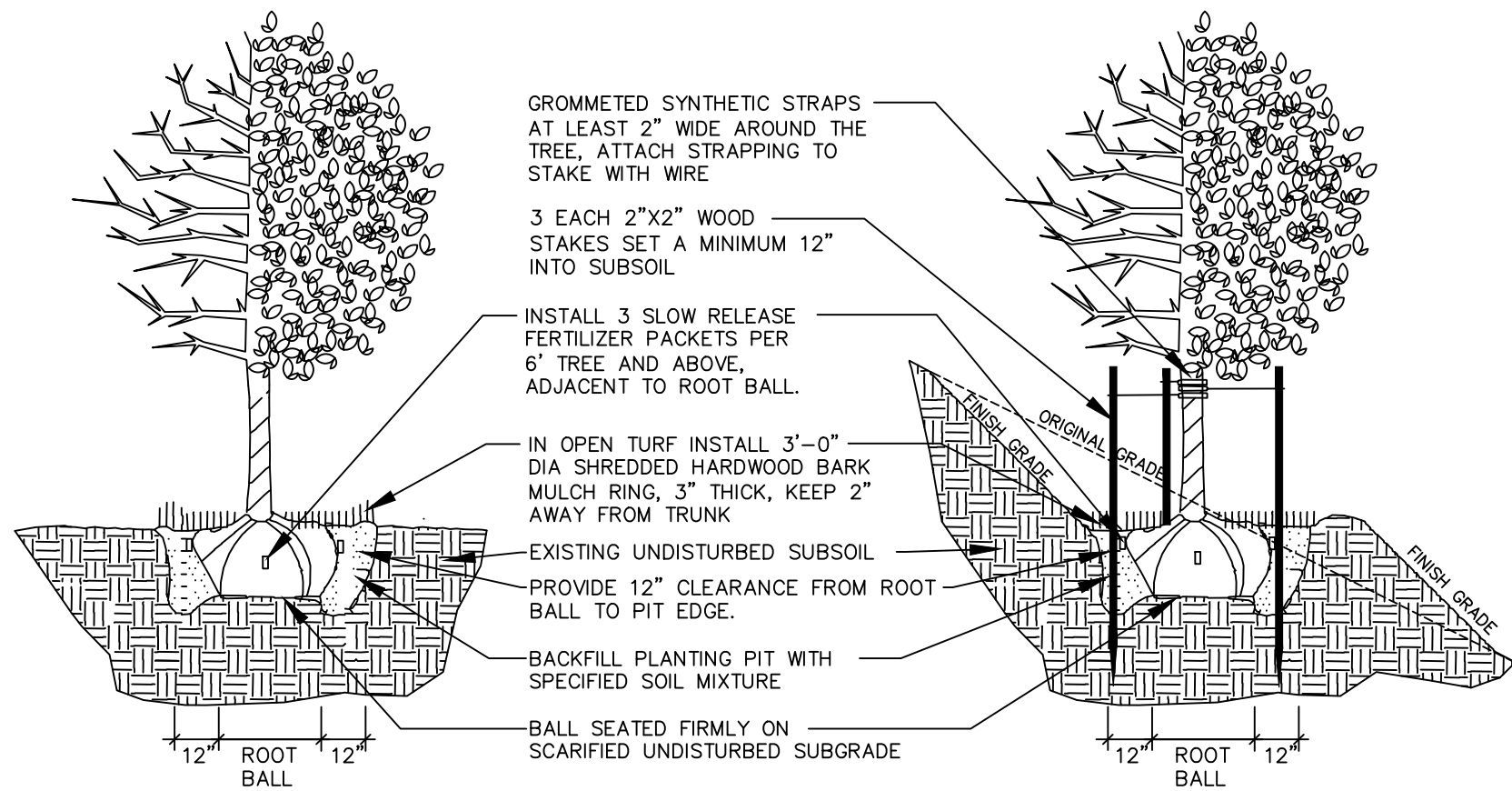
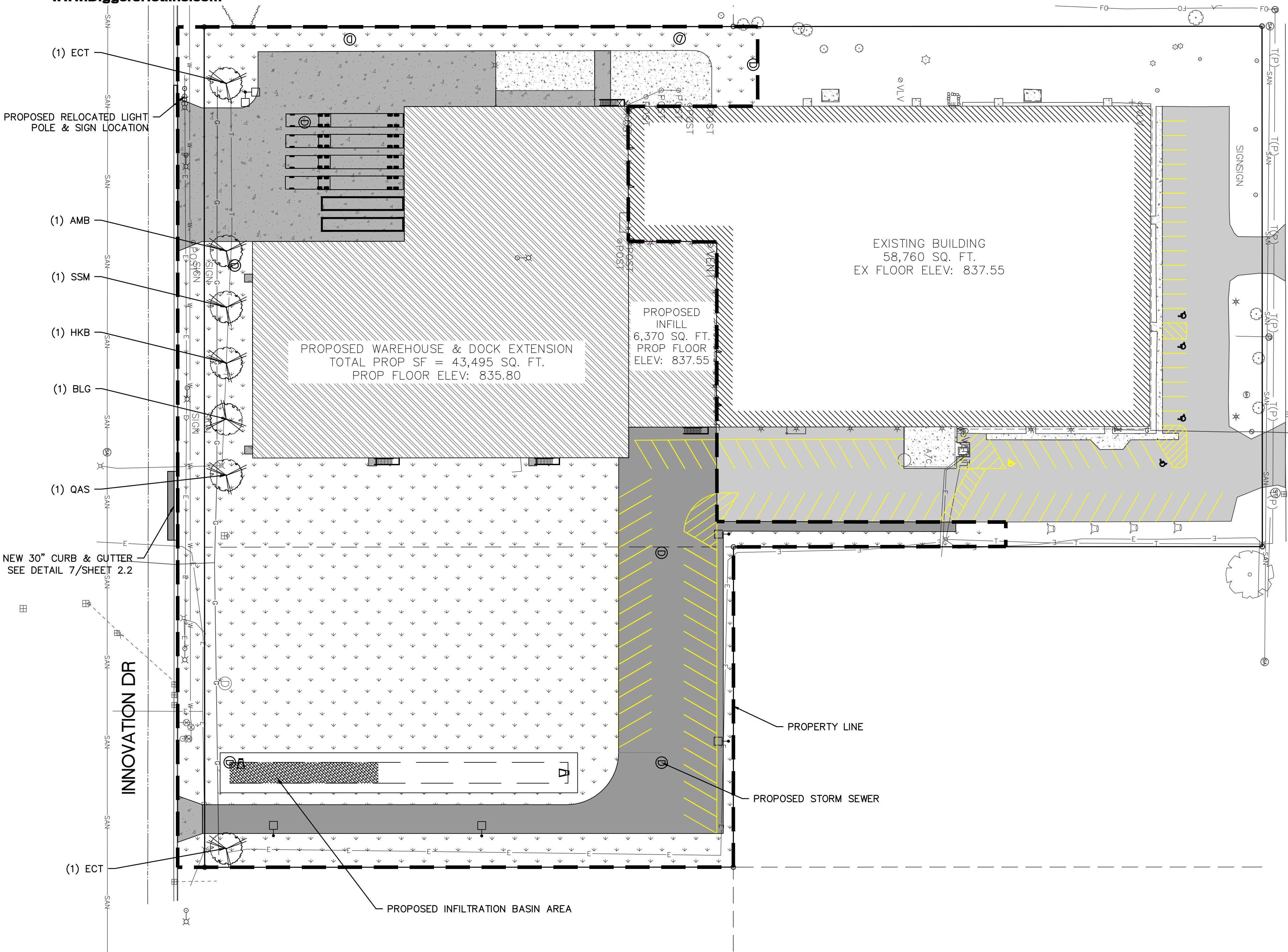
EXISTING CONCRETE

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WDPS PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

FILENAME: D:\Widworth_Co\Whitewater_City\Phy\25.0048.01 Lavelle Whitewater Expansion Planning\Design\250048_PUL RESTORATION & LANDSCAPING.dwg



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



1 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYRAP WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA.
- STONE CHIP TO BE ¾-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

2 LANDSCAPE NOTES

Plant Schedule

	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size Maturity in ft. (Height/Spread)
Deciduous Trees						
ECT	Gymnocladus dioica 'Espresso'	Espresso Coffeetree	2	Per Plan	3" caliper B&B	50'/35'
AMB	Fagus grandifolia	American Beech	1	Per Plan	3" caliper B&B	50'/35'
SSM	Acer miyabei; Morton	State Street Maple	1	Per Plan	3" caliper B&B	50'/35'
HKB	Celtis occidentalis	Hackberry	1	Per Plan	3" caliper B&B	50'/35'
BLG	Nyssa sylvatica	Black Gum	1	Per Plan	3" caliper B&B	50'/35'
QAS	Populus tremuloides	Quaking Aspen	1	Per Plan	3" caliper B&B	50'/35'

POINTS OF CONTACT

LAND OWNER:
LAVELLE INDUSTRIES

LAVELLE INDUSTRIES
1215 UNIVERSAL BLVD
WHITEWATER, WI 53190

PHONE: (608) 837-5141

PROJECT ENGINEER:

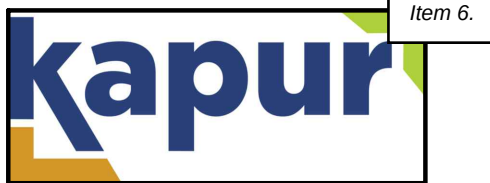
JACOB BRECKLER, P.E.

KAPUR & ASSOCIATES, INC
1224 SOUTH PINE STREET
BURLINGTON, WI 53105

PHONE: (262) 758-6024

RESTORATION AND LANDSCAPE LEGEND

	PROPOSED ASPHALTIC CONCRETE		PROPOSED CONCRETE SIDEWALK
	PROPOSED BUILDING ADDITIONS		PROPOSED CONCRETE LOADING DOCK
	EXISTING BUILDINGS		EXISTING ASPHALT
	SHADE TREE		EXISTING CONCRETE
	PROJECT LIMITS		RESTORE DISTURBED AREA



1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

LAVELLE
INDUSTRIES

LOCATION:

CITY OF
WHITEWATER,
WISCONSIN

CLIENT:



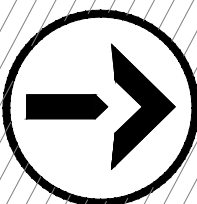
RELEASE:

PERMIT PLANS

REVISIONS:

#	DATE	DESCRIPTION
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

NORTH ARROW:



SCALE: 1" = 40' (34"x22")



IF NOT ONE INCH ADJUST SCALE
ACCORDINGLY

SEAL:



SHEET:

RESTORATION &
LANDSCAPING

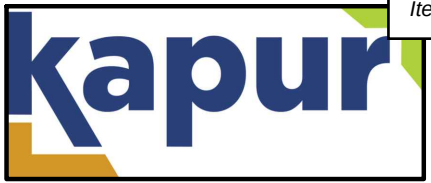
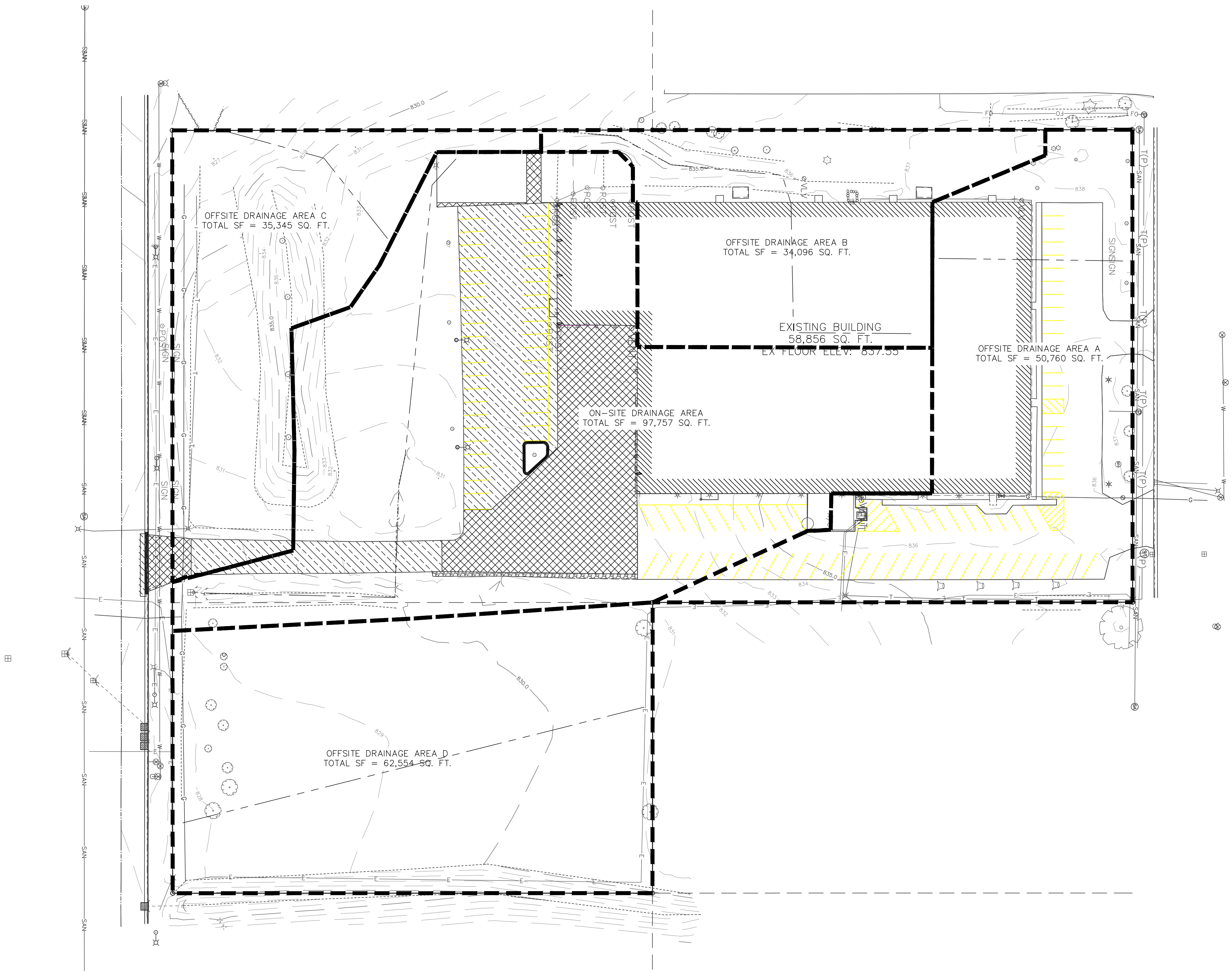
PROJECT MANAGER: GLG
PROJECT NUMBER: 25.0048.01
DATE: 6-22-2026

SHEET NUMBER:

6.0

Appendix F – Drainage Area Maps

FILENAME: D:\Watworth_Co\Whitewater_City\Ph\25.0048.01 Lavelle Whitewater Expansion Planning\Design\250048_PUL_REMOVALS.dwg



1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

LAVELLE
INDUSTRIES

LOCATION:

CITY OF
WHITEWATER,
WISCONSIN

CLIENT:



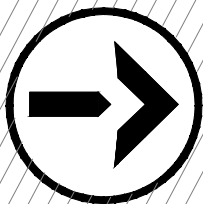
RELEASE:

FOR CITY REVIEW

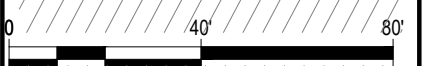
REVISIONS:

#	DATE	DESCRIPTION
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

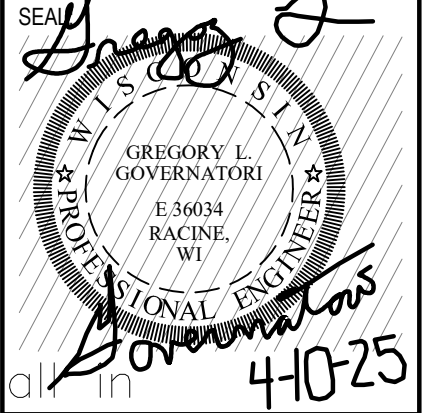
NORTH ARROW:



SCALE: NO SCALE



IF NOT ONE INCH ADJUST SCALE
ACCORDINGLY



SHEET:

EXISTING
DRAINAGE AREAS

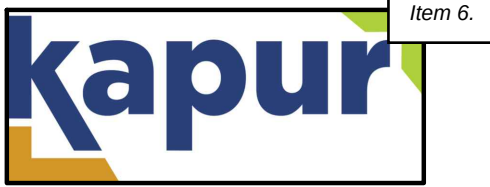
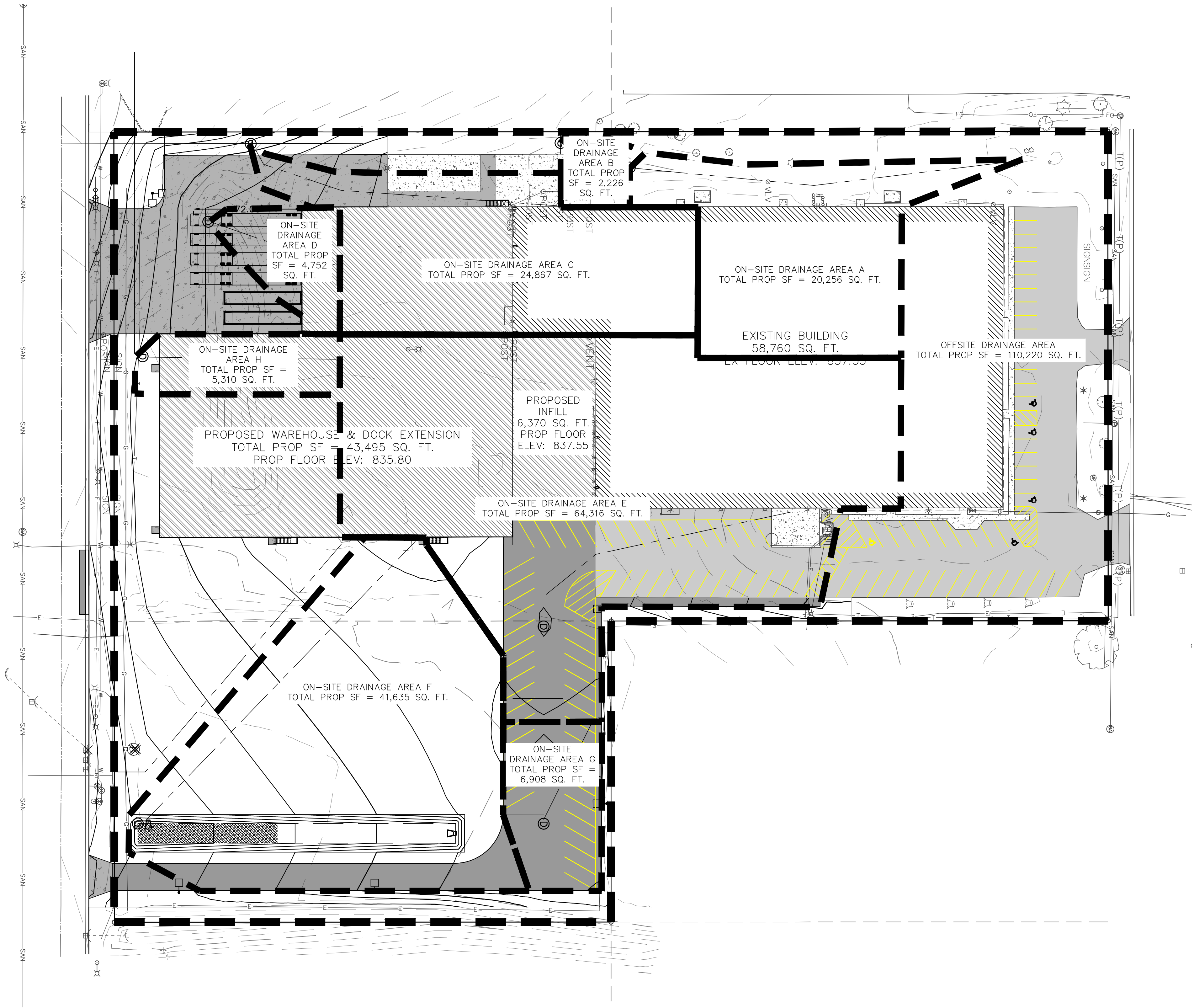
PROJECT MANAGER: GLG
PROJECT NUMBER: 25.0048.01
DATE: 4-9-2025

SHEET NUMBER:

1

FILENAME: D:\Watworth_Co\Whitewater_City\Phx\25.0048.01 Lavelle Whitewater Expansion Planning\Design\250048_PUL_GRADING.dwg

INNOVATION DR



1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

LAVELLE
INDUSTRIES

LOCATION:

CITY OF
WHITEWATER,
WISCONSIN

CLIENT:



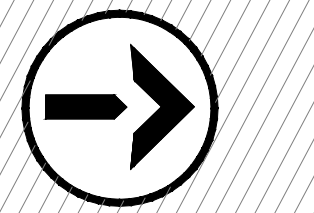
RELEASE:

FOR CITY REVIEW

REVISIONS:

#	DATE	DESCRIPTION
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

NORTH ARROW:

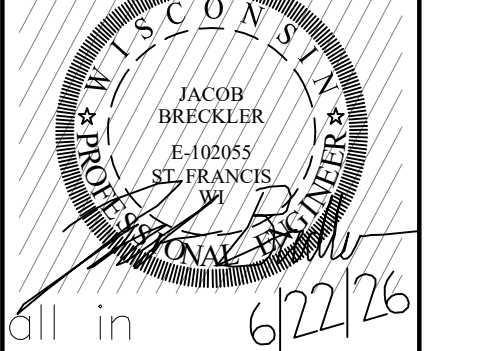


SCALE: NO SCALE



IF NOT ONE INCH ADJUST SCALE
ACCORDINGLY

SEAL:



SHEET:

PROPOSED
DRAINAGE AREAS

PROJECT MANAGER: GLG
PROJECT NUMBER: 25.0048.01
DATE: 4-9-2025

SHEET NUMBER:

2

Appendix G – Maintenance Agreement

Post Construction Storm Water Management Maintenance Plan Lavelle Industries Whitewater

1215 Universal Boulevard, City of Whitewater, Walworth County Wisconsin

June 22, 2026

Project Description:

Lavelle Industries is proposing the construction of a new addition to the existing facility on-site, and the report is done for the future development of the site. The new building expansion and the future plan necessitates the use of additional infiltration measures to meet the post-construction stormwater outlined by the City of Whitewater. A dedicated infiltration area is proposed adjacent to the new driveway entrance on the East side of the project site to meet the infiltration requirement. On-site stormwater pipes are proposed to provide conveyance of impervious area runoff on opposite sides of the site.

Bio-Retention Area Locations:

A bio-retention area is located on the Eastern side of the site, adjacent to the eastern driveway off of Innovation Drive. The plans provided previously show the exact location, and features within the biofiltration area.

Minimum Maintenance Requirements:

To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed:

A. Routine Maintenance

1. Mowing

- 1.1 Side slopes, embankments, and emergency spillways that are not rock lined which have been planted with turf grasses should be mowed at least twice a year to prevent woody growth and control noxious weeds.
- 1.2 Adjacent to residential areas, more frequent mowing, typically once a week during a normal growing season, is recommended for aesthetic and allergy control purposes.
- 1.3 Periodic mowing of the grass swales will encourage vigorous grass cover and allow better inspections for erosion. Waiting until after August 1 will avoid disturbing nesting wildlife.

2. Inspections

- 2.1 Inspection of the bio-retention areas shall be completed on an annual basis or after significant rainfall events.
- 2.2 Inspections should be completed during wet weather conditions to determine if the bio-retention areas are functioning properly.

2.3 Inspections should include the following:

- 2.3.1. Inspect the side slopes for subsidence, erosion, cracking, and woody vegetation growth. Any woody vegetation shall be removed.
- 2.3.2. Inspect the condition of the emergency spillway and all flow paths into the bio-retention area.
- 2.3.3. Inspect the bio-retention areas for accumulations for sediment.
- 2.3.4. Inspect the outlet control structure for clogs, debris, and material failures. All pipes must be checked monthly to ensure there is no blockage from floating debris or ice. Any blockage must be removed immediately.
- 2.3.5. Inspect grass swales, inlets, and outlets for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the downstream basin. Erosion matting is recommended for repairing grassed areas.
- 2.3.6. Inspect any modifications that may have been done to the bio-retention areas following their initial construction.

2.4 As-built plans shall be kept on file by the person responsible for the pond inspections.

2.5 Documentation of the inspections should be completed and filed. Documentation should include as a minimum:

- 2.5.1. Inspector's name, affiliation, and professional credentials if applicable.
- 2.5.2. Date, time, and weather conditions.
- 2.5.3. Approximate rainfall total over a 24-hour period if applicable.
- 2.5.4. Conditions of side slopes, emergency spillway, outlet and inlet conveyance systems, underdrain condition, and vegetation condition.
- 2.5.5. Sediment depth at the outlet structure and at a minimum one other location within the bio-retention area.
- 2.5.6. Identification of potential structural failures and repair needs.
- 2.5.7. Repair recommendations, if applicable. If none are apparent, then note as such.

2.6 Debris and Litter Removal

- 2.6.1. Debris and litter removal from the bio-retention area should be completed at least once a month.
- 2.6.2. Particular attention should be paid to debris accumulating around outlet points and incoming sewer pipes to prevent potential clogging.

2.7 Erosion Control

2.7.1. The side slopes and emergency spillways may suffer from periodic sloughing and erosion.

2.7.2. Corrective measures shall include regrading, filling, and revegetation of the eroded or slumping areas.

B. Non-Routine Maintenance

1. Structural Repairs and Replacement

1.1 The manhole/inlet structures have been constructed utilizing concrete structures and concrete pipe. The estimated life of these structures is 75 to 100 years. Annual inspection of the concrete will disclose any potential structural problems. If structure problems appear, repair or replace as necessary.

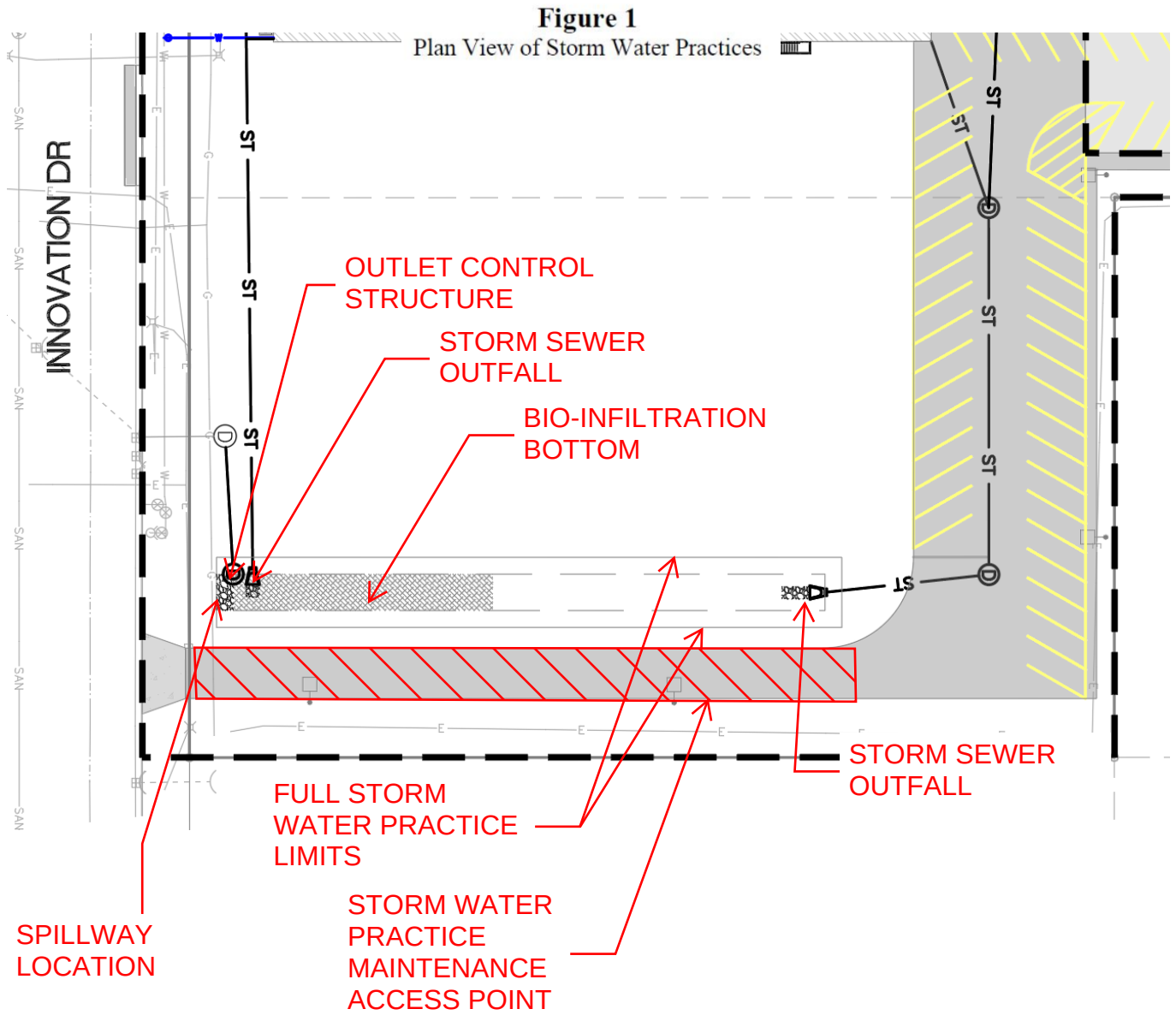
2. Sediment Removal

2.1 The recommended sediment clean out cycle varies by basin from 1 to 4 years based on WinSLAMM modeling. Sediment removal may be necessary prior to the recommended years if there is a substantial amount of land disturbance occurring within the contributory drainage area. Annual inspections shall be made to ensure the design depth is maintained.

2.2 Sediment removal may also consist of removing and replacing the engineered soils below the surface of the bio-retention areas. Careful excavation is required to ensure the geotextile remains intact and functioning.

Exhibit – Location Map

Storm Water Management Practices Covered by this Agreement



Appendix H – Site Plan Cost Estimate



1224 Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 414.351.4117

Lavelle - Whitewater 2025 Addition - Bid Estimate

City of Whitewater, Walworth County, Wisconsin

Date: June 22, 2026

SITE IMPROVEMENTS					
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Price
204.0100	Removing Concrete Pavement	SY	1250	\$ 15.00	\$ 18,750.00
204.0110	Removing Asphaltic Surface	SY	1820	\$ 5.00	\$ 9,100.00
203.0100	Removing Small Pipe Culverts	EACH	2	\$ 1,000.00	\$ 2,000.00
204.0150	Removing Curb & Gutter	LF	60	\$ 15.00	\$ 900.00
204.0220	Removing Inlets	EACH	1	\$ 600.00	\$ 600.00
204.0245	Removing Storm Sewer (ALL SIZES)	LF	225	\$ 10.00	\$ 2,250.00
205.0100	Excavation Common - Topsoil Strip & Removal of Berm	CY	2525	\$ 5.00	\$ 12,625.00
205.0100	Excavation Common - Pavement Areas	CY	750	\$ 16.00	\$ 12,000.00
208.0100	Borrow - Building (at Existing Building Elevation - 837.55)	CY	7550	\$ 12.50	\$ 94,375.00
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	2280	\$ 18.00	\$ 41,040.00
415.0080	Concrete Pavement 8-Inch	SY	2060	\$ 70.00	\$ 144,200.00
460.6223	HMA Pavement 3MT 58-28 S	TON	445	\$ 90.00	\$ 40,050.00
460.6224	HMA Pavement 4MT 58-28 S, Item also includes tack coat (455.0605)	TON	300	\$ 95.00	\$ 28,500.00
608.05XX	Storm Sewer Pipe Reinforced Concrete Class V - (ALL SIZES)	LF	935	\$ 100.00	\$ 93,500.00
611.0612	Inlet Covers Type C	EACH	7	\$ 1,750.00	\$ 12,250.00
611.1004	Catch Basins 4-FT Diameter	EACH	7	\$ 3,000.00	\$ 21,000.00
628.1504	Silt Fence, Item also includes Silt Fence Maintenance (628.1520)	LF	1035	\$ 3.00	\$ 3,105.00
628.7020	Inlet Protection Type D	EACH	11	\$ 150.00	\$ 1,650.00
646.1020	Marking Line Epoxy 4-Inch - Yellow	LF	2560	\$ 0.75	\$ 1,920.00
646.5220	Marking Symbol Epoxy - Yellow - Handicap	EACH	1	\$ 50.00	\$ 50.00
690.0150	Sawing Asphalt	LF	24	\$ 4.00	\$ 96.00
690.0250	Sawing Concrete	LF	250	\$ 4.00	\$ 1,000.00
	Handicap Sign & Post	EACH	2	\$ 1,000.00	\$ 2,000.00
	Move Existing Light Pole	EACH	1	\$ 2,500.00	\$ 2,500.00
	Water Valve & Valve Box 6-Inch	EACH	1	\$ 3,000.00	\$ 3,000.00
	PVC Watermain 6-Inch Fire Suppression Line (Granular Backfill) & Live Tap	LF	35	\$ 80.00	\$ 2,800.00
	Bioswale Installation	SY	135	\$ 50.00	\$ 6,750.00
	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	2600	\$ 6.00	\$ 15,600.00
SUBTOTAL				\$	573,611.00



City Of Whitewater

Site Plan Review Application Final

112 Questions

1) Site Plan *

250048_Lavelle Industries_Planset_PERMIT PLANS_6-22-2026.pdf

2) Landscaping Plan *

250048_Lavelle Industries_Planset_LANDSCAPING_PERMIT PLANS_6-22-2026.pdf

3) Lighting Plan *

VTPE_PSG_Lavelle Industries 2025 Addition_ES-1.0P - rev05_20260603.pdf

4) Other Information

250048_Report_6-22-2026.pdf

Site Plan Application Checklist

SITE PLAN APPLICATION CHECKLIST

Applicant

1. Fill out Planning Request Form and Plan of Operation Form. A digital copy of all submittal material:

a. Application Forms

- b. Landscape plan indicating location, type and size of materials (Please review Landscaping Guidelines)
- c. Stormwater and Erosion Control Applications (separate applications)
- d. Lighting (Photometric) Plan
- e. And 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 Urban Forestry Commission
- 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 request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the 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 the month at 5:30

p.m.

Llana Dostie, Zoning Specialist

262-473-0144

ldostie@whitewater-wi.gov

Allison Schwark, Zoning Administrator

Municipal Code Enforcement

262-249-6701

mcodeenforcement@gmail.com

5) Parcel Tax Key

/A521000001

6) Project Address *



7) Project Title (if any):

Lavelle Whitewater Expansion - Parking Updates

Applicant, Agent & Property Owner Information

8) Applicant's Name *

Eric Bilau

9) Applicant's Company *

Lavelle Industries

10) Address *



11) City *



12) State *



13) Zip Code *

14) Phone number *

800 528 3553

15) Email Address ***16) Agent's Name**

Jacob Breckler

17) Agent's Company**18) Address****19) City****20) State****21) ZIP code**

22) Phone Number

[REDACTED]

23) Email

[REDACTED]

24) Owner's Name (if Different from applicant)

Lavelle Industries Inc.

25) Address

[REDACTED]

26) City

[REDACTED]

27) State

[REDACTED]

28) Zip Code

[REDACTED]

29) Phone Number

30) Email Address

31) Planning Request (check all that apply) *

☒ Site plan Review \$150.00 plus \$0.05 per sq. ft.

☐ 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

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

Yes

No

33) If Yes, please specify the language required.

Specific Project Information

34) Current Zoning District(s): *

M-1

35) Proposed Zoning District

36) Current Land Use: *

Business/Industrial Park

37) Proposed Land Use

38) Gross Site Area *

39) Current Number of Lots *

1

40) Proposed number of Lots *

1

Plan of Operations/ Property Information

New Business Use/Operation Information

41) Previous Use of Space *

Parking / Green Space

42) Hours of Operation (Weekdays) *

24 Hrs

43) Description of Business Use or Operations *

Warehouse and Loading Docks Expansion

44) Hours of Operations (Weekends) *

0

45) Total Area Space (SQF) *49865

46) # of Full Time Employees *157

47) # Toilet Fixtures *2 w/ the addition, 13 in the building

48) # of Part Time Employees *29

49) Customer Seating ***50) Total Employee Hours Per Year (including yourself if self-employed) ***300,000

51) Seating Capacity *N?A

52) Sprinkler System *☐ Yes☐ No**53) Hazardous/Flammable Chemicals Used/Stored ***☐ Yes (Must attach MSDS Sheets)☐ No**Specified Use of Property and Building(s)****54) Building A ***

Expansion of Warehouses & Realignment of Loading Docks

55) Building B**56) BuildingC****57) Will there be any problems resulted form this operation such as: (Check all that apply) ***☐ Odors

☐ Smoke☐ Noise☐ Light☐ Vibrations☒ None

Parking

58) Parking lot construction *

☒ Asphalt☐ Concrete

59) Dimension of parking lot *

49,598 SF

60) Number of Spaces available *

107

61) Type of Screening *

☒ Fencing

62) Is employee parking included in (number of spaces available"? *☐ Yes☐ No**Signage (Separate Sign Permit Application Needed)****63) Type (Check all that apply) ***☐ Free standing☐ Monument☐ Projecting☐ Awning/Canopy☐ Electronic Message☐ Pylon☐ Arm/Post☐ Window☐ Mobile/Portable or Banner☐ None

☒ Other

Item 6.

64) If other describe

65) Location of Signs *

Under separate existing permit

Entertainment

66) Is there any type of music in this proposal? *

Yes (Separate License from Clerk's office Required)

No

67) When will this be offered to customers *

☐ Monday

☐ Tuesday

☐ Wednesday

☐ Thursday

☐ Friday

☐ Saturday

☐ Sunday☒ None**68) Live ***☐ Yes☒ No**69) What time(s) will this be offered ***N/A

Outdoor Lighting**70) Type ***See Photometric Plan

71) Location *See Photometric Plan

Utilities**72) Will you be connected to City (Check all that apply) ***☒ Water

73) Is there a private well on-site *

Yes

No

74) Types of Refuse Disposal *

Municipal

Private

75) Approval Date by the Department of Natural Resources for the well proposed use

76) Approval Date by the County Health Department for existing septic system

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

Sanitary Sewer extended under separate permit already

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

Licenses/Permits

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

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

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

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

No

Item 6.

83) Permitted Property Uses (Check Uses you are apply for) *

☒ 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

84) 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.

Signature

Jacob Breckler

I understand that my typed signature is the legal equivalent of my handwritten signature on this document.

Certificate of Completion

Agreement information

Question: 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.

Description: 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.

Signer Events

Name: Jacob Breckler

Security level: Email, Account authentication

Signature

Signed by: Jacob Breckler

Signature adoption: Pre-selected style

Using IP Address: 12.174.56.154

Timestamp

Sent: 14/01/2026 07:21:56 PM

Viewed: 23/06/2026 01:36:13 PM

Signed: 23/06/2026 01:57:56 PM

Electronic Record and Signature Disclosure

Accepted: 23/06/2026 01:54:03 PM

ID: 6e45a396-39d8-438b-b32c-6cdfbc9002d7

85) Date *

23/06/2026 12:00:00 AM

Cost Recovery Certificate and Agreement

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

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time

period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

Item 6.

PROJECT INFORMATION

86) PROJECT LOCATION *

Lavelle Whitewater Expansion

87) PROJECT NAME *

[REDACTED]

APPLICANT INFORMATION

88) NAME

Jacob Breckler

89) MAILING (BILLING) ADDRESS *

[REDACTED]

90) PHONE *

[REDACTED]

91) EMAIL ADDRESS *

ATTORNEY INFORMATION

92) NAME

93) PHONE

94) EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed
Director of Community Development: Mason Becker \$59.53
Director of Public Works: Brad Marquardt \$79.73
Director of Finance: Rachelle Blitch \$72.71
Clerk: Heather Boehm \$43.91
Deputy Clerk: Tiffany Albright \$29.64
Zoning Specialist Llana Dostie \$41.70

City Attorney

Attorney Steven Cheseboro \$89.41

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planner and Zoning Administrator

Primary Contact: Allison Schwark \$50.00

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**

Item 6.



Council Agenda Item

Meeting Date:	June 2, 2026
Agenda Item:	Ex parte communication
Staff Contact (name, email, phone):	Steven T. Chesebro, schesebro@whitewater-wi.gov , 262-458-2780

BACKGROUND

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

Ex Parte Communications are prohibited in quasi-judicial meetings and administrative commissions or committees via Wis. Stat. Sec. 227.50 as well as by the constitutional requirements for due process. The Due Process consideration and statute prohibit an official from relying on any new and material information that was not presented as part of the proceeding they are required to use to make their determination. Due process applies to quasi-judicial proceedings before local government and administrative entities, meaning there is a right to a fair hearing and neutral body. A due process violation may be shown by a “serious risk of actual bias” or “impermissibly high risk of bias.” *County of Dane v. Pub. Serv. Comm’n*, 2022 WI 61, ¶¶ 42-43; *Marris v. City of Cedarburg*, 176 Wis. 2d 14, 30, 498 N.W.2d 842 (1993). In determining if a violation has occurred courts will often consider evidence regarding (a) prejudging, (b) receipt of information before a hearing on a matter and (c) any pre-hearing communication.

For these reasons, if a committee or board member conducts an independent investigation to gather information outside of the record, such as independently investigating the property, it would be a violation of the parties’ due process rights. This could result in an automatic overturning of any decision reached by the committee, a delay the proceedings final outcome, an ethics complaint against the committee member, or a Civil action against the committee member for violation of the applicant’s constitutional rights.

While independent gathering of information, such as visiting a site specifically to review the proposal should not be completed, committee members are entitled to and encouraged to obtain the information they believe is necessary to make an informed decision or recommendation. Should they believe that site visits are necessary, the proper procedure would be to request an opportunity during the hearing or request an agenda item be added to a meeting to discuss when on site meetings are desired. If no onsite meeting is held, then committee members are required by law to make their decision or recommendation solely based upon the information provided to them during the meeting.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

At the May 19, 2026 Common Council Meeting, a request was made to discuss the ability of committee and commissions to independently investigate or speak with applicants prior to the meetings.

FINANCIAL IMPACT

(If none, state N/A)

Engaging in independent investigation of topics before a commission or committee can result claims being filed against the committee member. It also can delay resolution of matters resulting in additional staff time and delays to projects within the community.

STAFF RECOMMENDATION

Committee members should not engage in independent investigation of matters that are pending or likely to be pending before their committees.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Ethical and Procedural Considerations Re: Zoning Boards Due Process requirements.



PARC Agenda Item

Meeting Date:	July 13, 2026
Agenda Item:	Policy for Preliminary and Final Certified Survey Maps
Staff Contact (name, email, phone):	Llana Dostie, Zoning Specialist

BACKGROUND

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

At the last Plan and Architectural Review Commission meeting, questions were raised regarding the review and approval process for Certified Survey Maps (CSMs). In response, staff has developed an internal Certified Survey Map Policy that is consistent with the requirements of the Municipal Code and applicable state statutes.

The purpose of the policy is to clearly outline the review process, identify submission requirements, and establish a consistent procedure for the processing of Certified Survey Maps. By documenting the process, staff and applicants will have a clearer understanding of expectations, timelines, and review criteria, resulting in greater consistency and efficiency in the administration of land division requests.

The policy does not create any new requirements but instead serves as an administrative guide that follows existing ordinances and regulations governing Certified Survey Maps.

Staff is providing the policy to the Commission for review and informational purposes and welcomes any comments or recommendations regarding the proposed procedure.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

Plan Commission Meeting June 8, 2026

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Certified Survey Map Policy

Certified Survey Map Review and Approval Policy

Purpose

The purpose of this policy is to establish the procedures and requirements for the review and approval of Preliminary and Final Certified Survey Maps (CSMs) within the City of Whitewater.

Plan & Architectural Review Commission Review

All Preliminary and Final Certified Survey Maps shall be reviewed by the Plan & Architectural Review Commission prior to approval.

Final Certified Survey Map Requirements

All Final Certified Survey Maps submitted to the City shall meet the following requirements:

1. The Certified Survey Map shall be prepared by a Wisconsin Registered Land Surveyor and shall comply with the provisions of Section 236.34 of the Wisconsin Statutes and City Ordinance 18.04.046.
2. The Certified Survey Map shall comply with all applicable design standards, required improvements, and general provisions contained in Ordinance 18.04.046.
3. Where streets, easements, parks, or other lands are dedicated to the public, the Certified Survey Map shall contain an Owner's Certificate and Mortgagee's Certificate substantially in the form required by Section 236.21(2)(a), Wisconsin Statutes.
4. A Certificate of Approval shall be placed on the face of the Certified Survey Map.
5. When a dedication of land is required, the Common Council Resolution accepting the dedication and approving the Certified Survey Map shall be placed on the face of the map.
6. If the Certified Survey Map contains private roads, the following note shall be included on the face of the map:

NOTICE OF POSSIBLE LIMITATION OF PUBLIC SERVICES

THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A CITY/DEVELOPER AGREEMENT OR CONTRACT FOR IMPROVEMENTS; OR, IF THIS IS A CONDOMINIUM PLAT, IN A DOCUMENT CALLED A GENERAL DEVELOPMENT PLAN (GDP), WHICH DIRECTLY RELATES TO THIS CSM AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICES OF BOTH THE WHITEWATER CITY CLERK AND THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF WHITEWATER.

Approval Procedures

Preliminary & Final Certified Survey Maps Without Public Land Dedication

1. The Preliminary and Final Certified Survey Map shall be reviewed and approved by the Plan & Architectural Review Commission.
2. Following Plan & Architectural Review Commission approval of the Final Certified Survey, the Certified Survey Map may be recorded.
3. Prior to recording, the original Final Certified Survey Map shall be submitted to the City to obtain all required signatures.

Preliminary & Final Certified Survey Maps With Public Land Dedication

1. The Preliminary & Final Certified Survey Map shall be reviewed by the Plan & Architectural Review Commission.
2. The Plan & Architectural Review Commission shall make a recommendation to the Common Council regarding approval of the Final Certified Survey Map and acceptance of the land dedication.
3. Following Common Council approval, the Final Certified Survey Map may be recorded.
4. Prior to recording, the original Final Certified Survey Map shall be submitted to the City to obtain all required signatures.

Administration

The Zoning shall be responsible for administering this policy and verifying compliance with all applicable state statutes, municipal ordinances, and approval procedures prior to recording.

MEMORANDUM

TO: City of Whitewater Building Inspectors Jon Mesler and Joe Mesler;
City of Whitewater Plan and Architectural Review Commission Members;
City Manager John Weidl
City of Whitewater, Owner of Record of Stone Stable located in Municipal
Parking Lot B between 301 W Whitewater St and 417 W Whitewater St

FROM: Llana Dostie, Zoning Specialist

RE: Request for Designation of Property as a Local Landmark

Stone Stable (located in Municipal Parking Lot B between 301 W
Whitewater St and 417 W Whitewater St)

DATE: 7-13-2026

Please be advised that a Local Landmark Designation Nomination Form has been filed with the Community Development Department, requesting that the Stone stable located in Municipal Parking Lot B, City of Whitewater, be designated as a local Landmark pursuant to Title 17 of the Whitewater Municipal Code.

The current owner of the property is the City of Whitewater. The property was previously

The Landmarks Commission will hold a Public Hearing in the Cravath Lake Front Conference Room, 2nd Floor of the City of Whitewater Municipal Building, 312 W. Whitewater Street, Whitewater, Wisconsin at 6:00 p.m., September 2, 2026. Anyone wishing to comment for or against the designation of this property may be heard at that time. Written comments can be sent to: the City of Whitewater, c/o Llana Dostie, Zoning Specialist, P.O. Box 178, Whitewater, WI 53190.

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: July 13, 2026

Re: Conceptual Review

Summary of Request	
Requested Approvals:	Conceptual Review
Location:	1155 W Main Street (/L 00007)
Current Land Use:	BicycleWise
Proposed Land Use:	7 Brew Coffee Shop
Current Zoning:	B-1A University Mixed-Use Neighborhood Overlay District
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Community Business

Staff Review

The applicant has submitted a conceptual site plan for the development of a new 7 Brew Coffee drive-through coffee shop on the subject property. The proposal consists of a single-story, approximately 510-square-foot building designed primarily to serve customers through a dual-lane drive-through system. The preliminary concept includes 11 employee parking spaces and a vehicle stacking capacity of approximately 21 vehicles, which reflects the operational model commonly utilized by 7 Brew locations.

This request is being presented to the Plan Commission as a Concept Review. The purpose of a concept review is to provide an opportunity for the applicant to introduce the proposed development, receive initial feedback from the Plan Commission, and identify any significant site design, circulation, architectural, landscaping, or ordinance-related issues prior to the

preparation and submission of formal development plans. No formal action is required or requested at this stage of the review process.

From a planning perspective, staff believes the concept review is an appropriate opportunity to evaluate the overall site layout, vehicle circulation, access management, pedestrian connectivity, parking configuration, buffering and landscaping, stormwater considerations, and compatibility with surrounding land uses. Given the nature of drive-through coffee establishments, particular attention should be given to the proposed vehicle stacking capacity, internal traffic circulation, and the potential impacts on adjacent properties and public roadways during peak operating periods.

Following Plan Commission discussion and feedback, the applicant will have the opportunity to refine the proposed plans prior to submitting a formal site plan for review in accordance with the City's zoning and development regulations.

The subject property is located within the B-1A University Mixed-Use Neighborhood Overlay District, which incorporates the standards of the underlying B-1 Community Business District except where specifically modified by the overlay. The B-1A overlay primarily establishes provisions related to mixed-use and multifamily residential development and does not alter the development standards applicable to the proposed commercial use. Therefore, the proposed 7 Brew Coffee development is evaluated primarily under the regulations of the B-1 Community Business District.

Based upon the conceptual site plan submitted, staff offers the following preliminary observations:

Permitted/Conditional Use

A drive-through coffee shop is considered a restaurant with drive-through service. While restaurants are permitted in the B-1 District, all uses with drive-in or drive-through facilities require approval of a Conditional Use Permit (CUP). The ordinance specifically directs that such developments maintain visual continuity and attractive pedestrian movement along street frontages. As proposed, the project will require Conditional Use Permit approval in addition to Site Plan Review.

Purpose of the District

The proposal is generally consistent with the intent of the B-1 District to accommodate neighborhood-serving retail and commercial services along major transportation corridors. A coffee shop is a commercial use that provides a service to both local residents and visitors. However, because the site is located within the B-1A Overlay, the Commission should also

consider how the development contributes to the overlay's goal of creating an active, pedestrian-oriented environment serving both the university community and surrounding neighborhoods. The current concept is heavily vehicle-oriented, and additional pedestrian amenities may warrant discussion.

Site Layout and Traffic Circulation

The conceptual plan provides a dual-lane drive-through with approximately 21 stacking spaces, which appears intended to prevent vehicle queues from extending onto adjacent streets or properties. Internal circulation appears organized; however, a detailed traffic analysis has not yet been submitted, and staff cannot determine whether the proposed stacking capacity will adequately accommodate anticipated peak demand without affecting surrounding traffic operations. As part of the concept review discussion, the applicant has indicated that the proposed dual-lane drive-through configuration would require the acquisition of a portion of the adjacent property through a lot line adjustment. This additional land area is necessary to accommodate the second drive-through lane and the associated vehicle circulation. At this time, the lot line adjustment has not been completed and will be required prior to or in conjunction with the formal development approval process. Until the property boundary modification is finalized, the concept should be viewed as contingent upon the successful acquisition and reconfiguration of the adjacent parcel.

Setbacks and Site Dimensions

The concept plan does not include sufficient dimensional information to verify compliance with required yard setbacks, lot dimensions, or building placement. Compliance with the B-1 setback requirements will need to be demonstrated on the formal Site Plan submittal.

Parking

Employee parking is shown on the conceptual site plan; however, staff cannot verify compliance with Chapter 19.51 parking requirements until a detailed parking analysis and calculation are submitted with the formal application. If the proposal is lacking required parking, our ordinance does allow the Planning Commission to make exceptions on the reduction of parking.

Landscaping, Screening, and Buffers

The conceptual plan does not provide sufficient information regarding landscaping, street trees, foundation plantings, screening of the dumpster enclosure, or any required buffer yards. These

items will require detailed review during Site Plan approval and should be designed to satisfy both ordinance requirements and the City's Comprehensive Plan design objectives.

Architectural Design

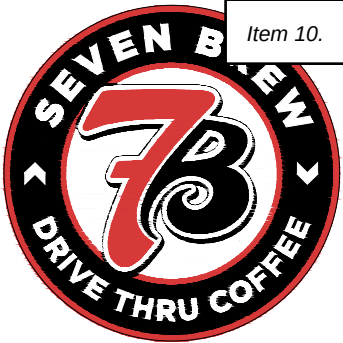
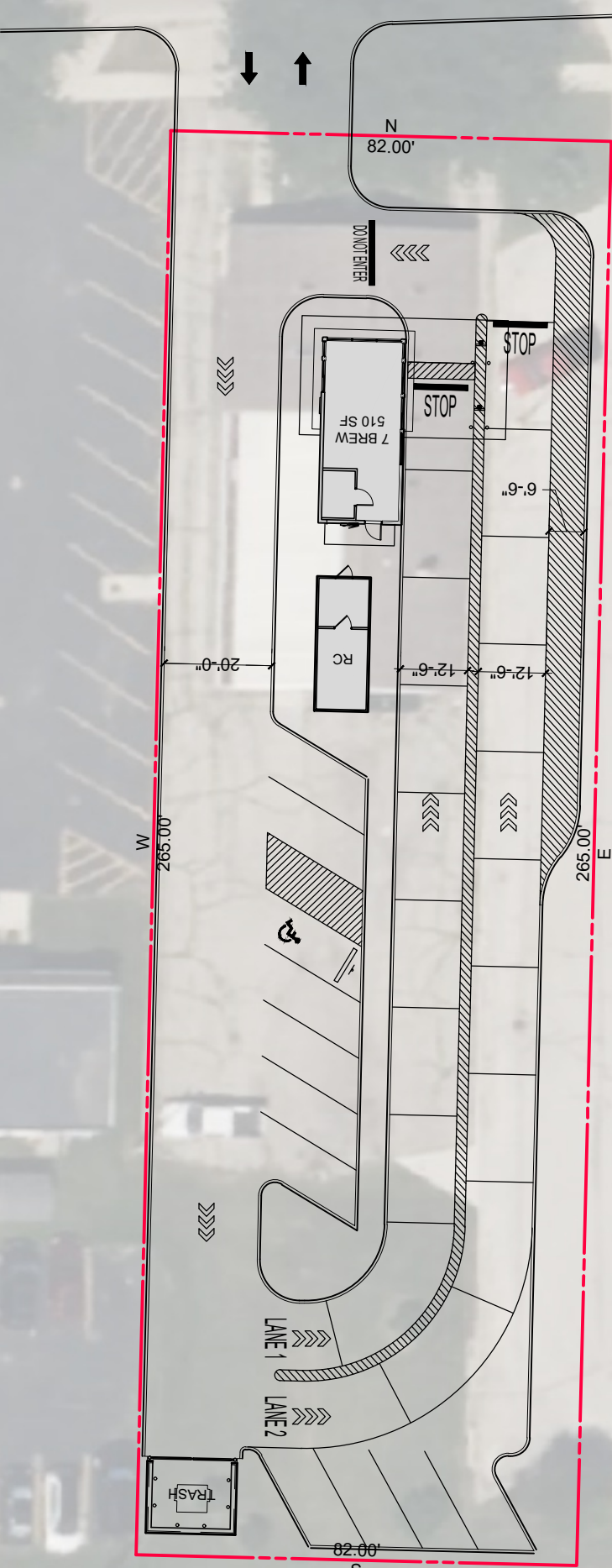
The submitted plan is limited to a conceptual site layout and does not include building elevations or architectural details. The B-1 District requires building design to contribute to the character of the community and specifically allows the City to require modifications to standardized corporate franchise architecture where necessary. Staff anticipates that architectural review will be a significant component of the formal development review process.

Staff Summary

At this conceptual stage, the proposed use appears to be generally compatible with the commercial intent of the B-1 District, subject to obtaining a Conditional Use Permit for the drive-through operation. Because this application is a Concept Review, staff is not making a determination of ordinance compliance at this time. Several items including parking, setbacks, landscaping, architectural design, pedestrian connectivity, lighting, signage, and traffic circulation will require additional information and formal evaluation during the Site Plan Review and Conditional Use Permit processes. The purpose of this review is to provide the applicant with preliminary guidance from the Plan Commission before preparation of final development plans.

PRELIMINARY SITE PLAN
7 BREW COFFEE

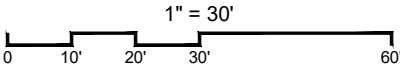
PROPERTY AREA: XX,XXX SQ. FT. (.XXX ACRES)
BUILDING AREA: 510 SQ. FT.
EMPLOYEE PARKS: 11
STACKING: 21
LAYOUT: 02
DESIGNER:
OWNER:



Item 10.

CONCEPTUAL SITE PLAN IS PREPARED
FOR PRELIMINARY TEST FIT PURPOSES
ONLY AND SHALL NOT BE USED FOR
CONSTRUCTION.

XXXX N STREET AVE
CITY, STATE



CONCEPTUAL SITE PLAN





City Of Whitewater

Site Plan Review Application Final

112 Questions

1) Site Plan *

26_0608_Whitewater WI_1155 W Main St_PSP.pdf

2) Landscaping Plan *

26_0608_Whitewater WI_1155 W Main St_PSP.pdf

3) Lighting Plan *

26_0608_Whitewater WI_1155 W Main St_PSP.pdf

4) Other Information

Site Plan Application Checklist

SITE PLAN APPLICATION CHECKLIST

Applicant

1. Fill out Planning Request Form and Plan of Operation Form. A digital copy of all submittal material:

- a. Application Forms
- b. Landscape plan indicating location, type and size of materials (Please review Landscaping Guidelines)
- c. Stormwater and Erosion Control Applications (separate applications)
- d. Lighting (Photometric) Plan

- e. And 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 Urban Forestry Commission
- 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 request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the 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 the month at 5:30

p.m.

Llana Dostie, Zoning Specialist

262-473-0144

ldostie@whitewater-wi.gov

Allison Schwark, Zoning Administrator

Municipal Code Enforcement

262-249-6701

mcodeenforcement@gmail.com

5) Parcel Tax Key

6) Project Address *

1155 W Main St, Whitewater, WI 53190

7) Project Title (if any):

Applicant, Agent & Property Owner Information

8) Applicant's Name *

Jon Thoresen

9) Applicant's Company *

[REDACTED]

10) Address *

[REDACTED]

11) City *

[REDACTED]

12) State *

[REDACTED]

13) Zip Code *

[REDACTED]

14) Phone number *

[REDACTED]

15) Email Address *

16) Agent's Name

17) Agent's Company

18) Address

19) City

20) State

21) ZIP code

22) Phone Number

23) Email

24) Owner's Name (if Different from applicant)

25) Address

26) City

27) State

28) Zip Code

29) Phone Number

30) Email Address

31) Planning Request (check all that apply) *

☐ Site plan Review \$150.00 plus \$0.05 per sq. ft.

☐ 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

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

33) If Yes, please specify the language required.

Specific Project Information

34) Current Zoning District(s): *

35) Proposed Zoning District

36) Current Land Use: *

Commercial/Retail

37) Proposed Land Use

Retail

38) Gross Site Area *

21,730 sf

39) Current Number of Lots *

2

40) Proposed number of Lots *

1

Plan of Operations/ Property Information

New Business Use/Operation Information

41) Previous Use of Space *

42) Hours of Operation (Weekdays) *

5:30 am - 10 pm

43) Description of Business Use or Operations *

Drive-thru coffee shop

44) Hours of Operations (Weekends) *

5:30 am - 11 pm

45) Total Area Space (SQF) *

510 sf

46) # of Full Time Employees *

1, manager

47) # Toilet Fixtures *

1

48) # of Part Time Employees *

+/- 70 part time employees

49) Customer Seating ***50) Total Employee Hours Per Year (including yourself if self-employed) ***

TBD

51) Seating Capacity *

0

52) Sprinkler System ***53) Hazardous/Flammable Chemicals Used/Stored *****Specified Use of Property and Building(s)****54) Building A ***

55) Building B

56) BuildingC

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

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

Parking

58) Parking lot construction *

☒ Asphalt☐ Concrete

59) Dimension of parking lot *

20' x 60'

60) Number of Spaces available *

9-11

61) Type of Screening *☐ Fencing☒ Plantings**62) Is employee parking included in (number of spaces available"? ***☒ Yes☐ No**Signage (Separate Sign Permit Application Needed)****63) Type (Check all that apply) ***☐ Free standing☐ Monument☐ Projecting

☒ Awning/Canopy

☐ Electronic Message

☐ Pylon

☐ Arm/Post

☒ Window

☐ Mobile/Portable or Banner

☐ None

☐ Other

64) If other describe

65) Location of Signs *

On the facade of the building

Entertainment

66) Is there any type of music in this proposal?

*

67) When will this be offered to customers *

☐ Monday☐ Tuesday☐ Wednesday☐ Thursday☐ Friday☐ Saturday☐ Sunday☒ None**68) Live *****69) What time(s) will this be offered ***

N/A

Outdoor Lighting**70) Type ***

LED

71) Location *

Utilities

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

Water

Sewer

73) Is there a private well on-site *

Yes

No

74) Types of Refuse Disposal *

Municipal

Private

75) Approval Date by the Department of Natural Resources for the well proposed use

76) Approval Date by the County Health Department for existing septic system

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

1 private restroom for employees only

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

N/A

Licenses/Permits**79) Is a highway access permit needed from the State, County or local Municipality? ***

Yes

No

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

Yes

No

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

Yes

No

Item 10.

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

Yes

No

83) Permitted Property Uses (Check Uses you are apply for) *

☐ 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

84) 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.

Signature

I understand that my typed signature is the legal equivalent of my handwritten signature on this document.

Certificate of Completion

Agreement information

Question: 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.

Description: 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.

Signer Events

Name: Jon Thoresen

Security level: Email, Account authentication

Signature

Signed by: Jon Thoresen

Signature adoption: Pre-selected style

Using IP Address: 174.224.245.164

Timestamp

Sent: 14/01/2026 07:21:56 PM

Viewed: 15/06/2026 02:14:14 AM

Signed: 15/06/2026 06:55:20 PM

Electronic Record and Signature Disclosure

Accepted: 15/06/2026 04:21:54 PM

ID: 9f4e5349-e85c-41b9-852f-4f4404698916

85) Date *

14/06/2026 12:00:00 AM

Cost Recovery Certificate and Agreement

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

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the

time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

Item 10.

PROJECT INFORMATION

86) PROJECT LOCATION *

1155 W. Main St, Whitewater, WI

87) PROJECT NAME *

Proposed 7 Brew

APPLICANT INFORMATION

88) NAME

89) MAILING (BILLING) ADDRESS *

[REDACTED]

90) PHONE *

[REDACTED]

91) EMAIL ADDRESS *

[REDACTED]

ATTORNEY INFORMATION

92) NAME

93) PHONE

94) EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Director of Community Development: Mason Becker \$59.53

Director of Public Works: Brad Marquardt \$79.73

Director of Finance: Rachelle Blitch \$72.71

Clerk: Heather Boehm \$43.91

Deputy Clerk: Tiffany Albright \$29.64

Zoning Specialist Llana Dostie \$41.70

City Attorney

Attorney Steven Cheseboro \$89.41

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planner and Zoning Administrator

Primary Contact: Allison Schwark \$50.00

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