



Board of Zoning Appeals Meeting

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

Thursday, May 28, 2026 - 5:00 PM

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

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83198282604?pwd=cDdLWjUvTTRqRUQ4UVcwQWcrcW1BUT09>

Telephone: +1 (312) 626-6799 US (Chicago) (Houston)

Webinar ID: 831 9828 2604

Passcode: 137945

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

AGENDA

CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

SECRETARY PRESENTS CASE TO BE HEARD

1. Applicant: Kari Barbar

Property Location: 328 W Main Street Parcel #/OT 00036

Applicable Code: Zoning Code Ordinance: 19.51.040 (C) "No driveway may be closer than three feet to an abutting property line, except where two adjacent lots have a common driveway then the three-foot minimum distance shall not apply. Common, shared, and cross-access driveways between adjacent lots are permitted, provided that such driveways are established by recorded easement that may not be removed except by approval of the city or as otherwise permitted by law (such as nonconforming use or prescriptive easements)."

Variance Requested: To allow driveway asphalt to be up to the property line.

Reason for Request: To allow easier parking and wheelchair ramp access

PRESENTATIONS

2. Board presentation of hearing procedures.
3. Applicant Presentation requesting Variance.
4. Statement by Neighborhood Services Director.
5. Public Comment and Input.
6. Written input presented.
7. Applicant response to statements.
8. Board deliberations of case (Open Session).
9. Board action on request, including findings regarding variance request.

ADJOURN

A written decision will be issued at a later date.

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.

MEMORANDUM

To: City of Whitewater Zoning Board of Appeals

From: Allison Schwark, Zoning Administrator

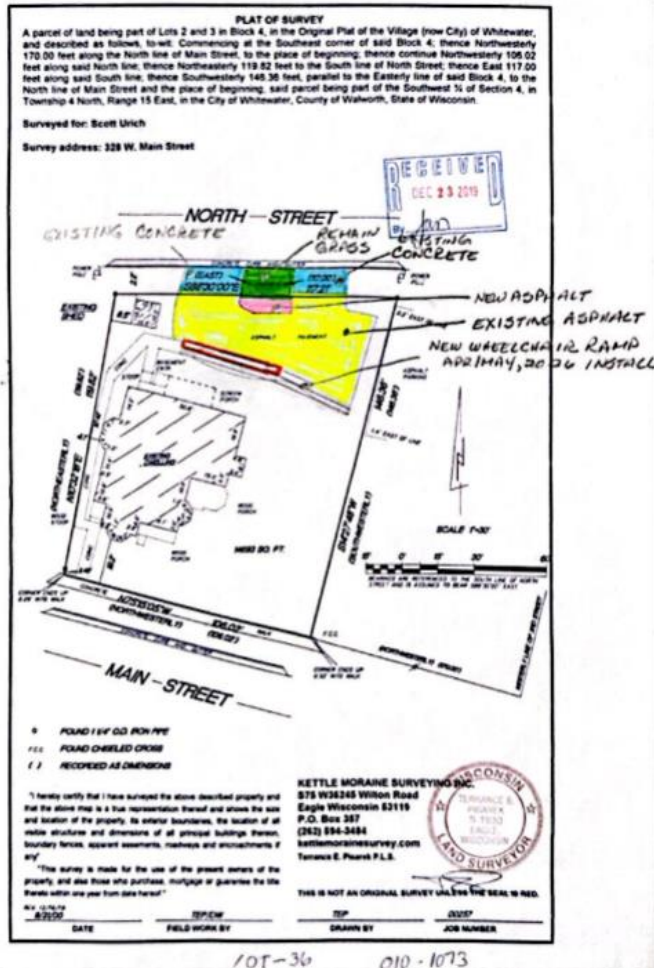
Date: May 28, 2026

Re: Variance Request

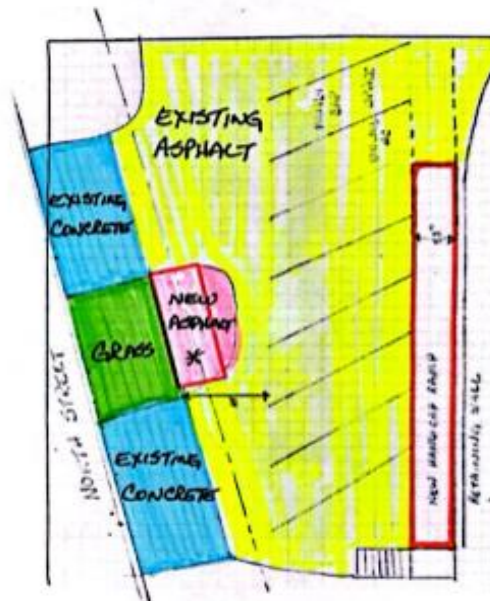
Summary of Request	
Requested Approvals:	Variance request for expanding parking lot beyond code-enforced 3ft minimum distance from property line.
Location:	328 W. Main St (/OT 00036)
Current Land Use:	Central Business
Proposed Land Use:	NA
Current Zoning:	PCD Planned Community Development
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan	Central Business

Staff Review

Applicant is requesting a variance to allow the expansion of a parking lot into a portion of the grass area on the property. The request is associated with the recent approval and planned construction of a wheelchair ramp, which will occupy approximately six feet of the existing asphalt parking lot. With this, maneuvering space within the parking lot will be reduced. To address this, the applicant proposes to convert a portion of the grass area into asphalt. This proposal would require a variance of zoning code requiring a 3ft offset between parking lots and property lines.



Hamilton House
Wheelchair Ramp in Parking lot
 328 W. Main St ~ Whitewater, WI
 Kari Barbar 336-488-4186



* DEBATE IS RED
 RECTANGLE OF
 NEW ASPHALT

Per Section 19.51.040 (C):

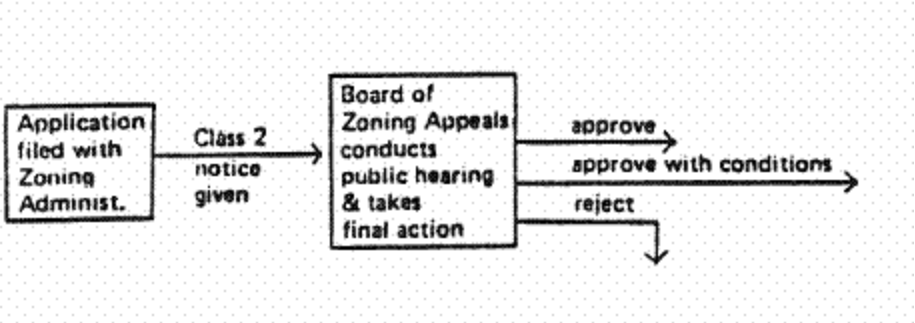
"No driveway may be closer than three feet to an abutting property line, except where two adjacent lots have a common driveway then the three-foot minimum distance shall not apply. Common, shared, and cross-access driveways between adjacent lots are permitted, provided that such driveways are established by recorded easement that may not be removed except by approval of the city or as otherwise permitted by law (such as nonconforming use or prescriptive easements)."

Per Section 19.72.080:

No variance to the provisions of this title shall be granted by the board unless it finds beyond a reasonable doubt that all of the following facts and conditions exist, and so indicates in the minutes of its proceedings:

- A. The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;
- B. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification;
- C. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner;
- D. The hardship is not one that is self-created;
- E. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhoods;
- F. The proposed variance will not have the effect of permitting a use which is not otherwise permitted in the district;

Decision and Final Action





www.whitewater-wi.gov
Telephone: (262) 249-6701

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

March 30, 2026

**RE: 328 W. Main Street
Hamilton House Parking Lot
Parcel # /OT 00036**

Dear Property Owner,

On March 19, 2026, you filed an application to expand the parking lot at 328 W. Main Street, Whitewater, WI 53190.

Per the application and zoning code section 19.51.040 (C), "No driveway may be closer than three feet to an abutting property line, except where two adjacent lots have a common driveway then the three-foot minimum distance shall not apply. Common, shared, and cross-access driveways between adjacent lots are permitted, provided that such driveways are established by recorded easement that may not be removed except by approval of the city or as otherwise permitted by law (such as nonconforming use or prescriptive easements)."

As such, the application has been denied by our office.

Per 19.72.050, Appeals from the decision of the zoning administrator concerning the literal enforcement of this title may be made by any person aggrieved, or by an officer, department, commission, or bureau of the city. Such appeals shall be filed with the secretary within fifteen days after the date of written notice of decision or order of the zoning administrator. Such appeals and applications shall include the following:

1. Site plan as required under Chapter 19.63 of this title;
2. Additional information required by the board of zoning appeals or by other chapters in this title, such as Chapter 19.46 of this title.

The right to an appeals hearing shall be contingent upon applicant's prepayment of costs of publication and mailing of notices required by the ordinance codified in this title, as computed and billed by the secretary, prior to the time set for hearing.

Please contact me with any questions or concerns.

Regards,

A handwritten signature in black ink that reads "Allison Schwark".

Allison Schwark
(262) 249-6701
mcodeenforcement@gmail.com



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

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

PLANNING REQUEST

1. General Project Information:

Project Tax Key #: OT00036 Project Address 328 W. Main St.
Project Title (if any): Asphalt Appeal - Hamilton House Parking Lot

2. Applicant, Agent & Property Owner Information:

Applicant's Name: Kari Barbar Company: Hamilton House
Street Address: 328 W. Main St City/State: Whitewater Zip: 53190
Telephone: () 336-488-4186 Email: karibarbar56@gmail.com

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

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

3. Planning Request (Check all that apply)

- Site Plan and Architectural Review \$150.00 plus \$0.05 per sq. ft (Floor Area)
- Conditional Use Permit \$275.00
- Rezone/Land Use Amendment \$400.00
- Comprehensive Plan Amendment \$400.00
- Planned Unit Development \$500.00
- Preliminary Plat \$175.00
- Final Plat \$225.00





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

4. TRANSLATION SERVICES

Will Translation services be needed during the Meeting

- Yes
No

If Yes, please specify the language required

5. Specific Project Information:

Current Zoning District(s): PUD Proposed Zoning District(s):
Current Land Use: Residence, Venue, B&B Proposed Land Use: no change
Gross Site Area: 5'x20.5' asphalt area
Current Number of Lots: 1 Proposed Number of Lots: 1

BOARD OF ZONING APPEALS APPLICATION CHECKLIST

Applicant

1. Fill out Planning Request Form, Board of Zoning Appeals Application. A digital copy of all submittal material:
 - a. Any other materials
2. Application shall include the following requirements:
 - a. Site plan, including location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpsters areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
 - b. Natural Features Inventory map, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
 - c. Landscape Plan, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
 - d. Grading and drainage plan, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
 - e. Utilities plan, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
 - f. Building elevation, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.



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- g. Sign plan, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
- h. Lighting plan, meeting the City's lighting ordinance, and showing the location, height, type, orientation and power all proposed outdoor lighting both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.
- i. Submit fee to City of Whitewater using payment link
<https://www.paymentservicenetwork.com/PaymentPage.aspx?acc=RT28287>
- j. **ALL FORMS NEED TO BE EMAILED TO: ldostie@whitewater-wi.gov**

City Building Inspector/Zoning Administrator

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

Process

- 1. Board of Zoning Appeals considers applicant's request and staff review is presented by Zoning Administrator, at the first initial appearance. If Board of Appeals 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: Board of Zoning Appeals normally meets the fourth Thursday of each month at 6:00 p.m. if there have been applications submitted.

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

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



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

TO: THOSE REQUESTING A VARIANCE OF ZONING REQUIREMENTS
 FROM: THE BOARD OF ZONING APPEALS

THINGS YOU WILL HAVE TO PROVE TO BE GRANTED A VARIANCE

The Board of Zoning Appeals has the power “to hear and grant applications for variances as will not be contrary to the public interest where, owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit and purposes of the ordinance shall be observed and the public safety, welfare and justice secured.”

USE VARIANCE WILL NOT BE GRANTED. Findings prerequisite to granting of a variance No variance to the provisions of this title shall be granted by the Board unless it finds beyond a reasonable doubt that all of the following facts and conditions exist, and so indicates in the minutes of its proceedings:

- A. The particular physical surroundings, shape, or topographical conditions of this specific property involved would result in a practical hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;
- B. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification;
- C. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner;
- D. The proposed variance will not impair an adequate supply of light or air to adjacent property or substantially increase the congestion in public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please consider the above items in presenting your oral testimony, for a lack of such testimony may result in denial of the variance. All questions in the application must be answered.

NOTICE: The Board of Zoning Appeals meetings are scheduled as needed on the 4th Thursday of the month. Schedule of submission dates available on the City website under Government Boards and Commission Board of Zoning Appeals. PLEASE COMPLETE THE FOLLOWING APPLICATION Refer to Chapter 19.72 of the City of Whitewater Municipal Code of Ordinances, entitled BOARD OF ZONING APPEALS, for more information on application.



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

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

BOARD OF ZONING APPEALS APPLICATION

I, (We)the undersigned owner(s)/agent do hereby petition the Board of Zoning Appeals to grant a Zoning Variance.

- 1. Address and legal description of the subject site (attach a separate sheet if necessary):
328 W. Main St Whitewater, WI 53190 Hamilton House parking lot
Parking lot is behind Hamilton House with entry from North Street
2. Section of the City of Whitewater Zoning Ordinance that prohibits the proposed usage of the property, it is this section of the Ordinance for which a variance is requested: 3' offset from property line required per Allison Schwark.
3. No. Of Occupants Proposed to be accommodated N/A
4. No. of Employees, if applicable N/A
5. Current Principal Use: Residence, Wedding Venue, B&B
6. Proposed Use: no change
7. Petitioner's interest in requested Variance: Owner
8. Have you been granted any variances in the past, on any properties, whether fully or partially owned by you.
Yes
No

If YES, list address of those properties and whether the requirements of the variance granted have been completed.



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

STANDARDS

The following are the Standards that the City of Whitewater Zoning Ordinances sets for decisions on variances. Explain how your proposal meets these standards.

- A. The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner or distinguished from mere inconvenience, if the strict letter of the regulations were to be carried out.

Applicant's Explanation

See attachment - wheelchair ramp being built in parking lot per permit 019-26 consuming 6' of existing asphalt.
Construction planned for April/May, depending on weather.
Need to maintain safe maneuvering space for vehicles and pedestrians walking to entrance
Owners are requesting asphalt to replace a portion of grass area.
Retain 10' x 20.5' area of grass along North Street, aligned between 2 existing 10' concrete approaches.

- B. The condition upon which the application for a variance are based would not be applicable generally to other property within the same zoning classification.

Applicant's Explanation

Next door is City of Whitewater Cultural Arts Building. The asphalt parking lot there is already even with concrete approach. This is the same as what we are requesting.

- C. The purpose of the variance is not based exclusively upon a desire for economic or material gain by the applicant or owner.

Applicant's Explanation

The purpose is to retain safe parking lot after installing a wheelchair ramp to accommodate handicap guests.



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

- D. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire or endanger public safety, or substantially diminish or impair property value within the neighborhood.

Applicant's Explanation

No light or air issues. Should reduce congestion on street since vehicles will be able to maneuver easier and safer for pedestrians walking behind vehicles to entrance.

Property Owner

Applicant Signature

3/19/26

Date



www.whitewater-wi.gov

Community Dev. Director: 262-473-0148

Economic Dev. Coordinator: 262-473-0145

Zoning Specialist: 262-473-0144

Community Development Department

312 W. Whitewater St.

Whitewater, WI 53190

Item 1.

Cost Recover Certificate and Agreement

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

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

PROJECT INFORMATION

PROJECT NAME

Hamilton House Parking Lot

PROJECT ADDRESS

328 W. Main St Whitewater, WI 53190

APPLICANT INFORMATION

NAME

Kari Barbar

MAILING (BILLING) ADDRESS

328 W. Main St. Whitewater, WI 53190

PHONE

336-488-4186

EMAIL

karibarbar56@gmail.com

ATTORNEY INFORMATION

NAME

PHONE

EMAIL

SIGNATURE OF APPLICANT

Dated this 19 day of March, 2026

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.



www.whitewater-wi.gov

Community Dev. Director: 262-473-0148

Economic Dev. Coordinator: 262-473-0145

Zoning Specialist: 262-473-0144

Community Development Department

312 W. Whitewater St.

Whitewater, WI 53190

Item 1.

City Administration

Hourly Rate Shall Not Exceed

Community Development Director:	Mason Becker	\$59.53
Director of Public Works:	Brad Marquardt	\$79.73
Director of Finance:	Rachelle Blich	\$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

Hamilton House Parking Lot

328 W. Main St ~ Whitewater, WI

Kari Barbar 336-488-4186

Appeal Request:

- Allow asphalt patch to extend 2 feet over property line toward North Street
- Code requires 3' offset from property line
- Owners are requesting asphalt 10' off curb
- Request aligns asphalt with end of existing concrete approach
- This allows owners to retain 10' behind cars for safe maneuvering
- This plan retains 10' x 20'6" rectangle of grass for aesthetic appeal
- Debate is about a 5' x 20' 6" rectangle of grass

Background

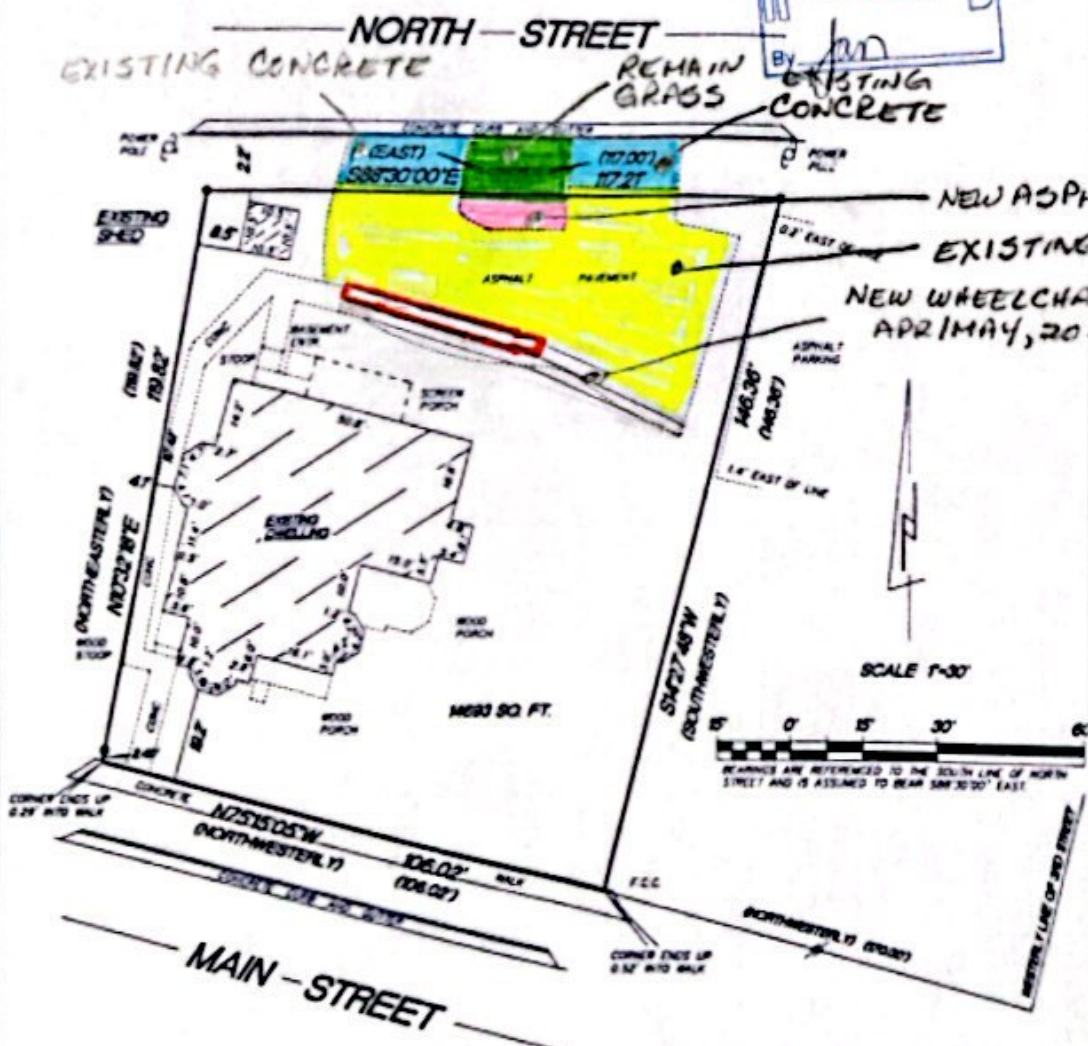
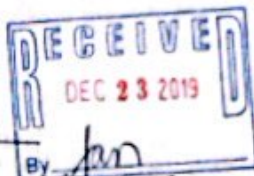
- Owners have an approved building permit (O19-26) to add a wheelchair ramp in parking lot for wedding venue. Construction in April/May, depending on weather.
- Ramp consumes ~ 6 ft of parking lot (53" wide and aligns with platform above steps)
- Request is to allow asphalt for safe backing of owner & guest vehicles on asphalt

PLAT OF SURVEY

A parcel of land being part of Lots 2 and 3 in Block 4, in the Original Plat of the Village (now City) of Whitewater, and described as follows, to-wit: Commencing at the Southeast corner of said Block 4; thence Northwesterly 170.00 feet along the North line of Main Street, to the place of beginning; thence continue Northwesterly 105.02 feet along said North line; thence Northeasterly 119.82 feet to the South line of North Street; thence East 117.00 feet along said South line, thence Southwesterly 145.35 feet, parallel to the Easterly line of said Block 4, to the North line of Main Street and the place of beginning, said parcel being part of the Southwest 1/4 of Section 4, in Township 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin.

Surveyed for: Scott Ulrich

Survey address: 328 W. Main Street

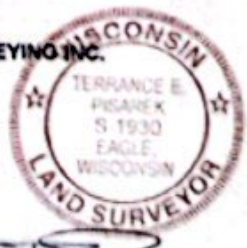


- o FOUND 1 1/4" O.D. IRON PIPE
- f.c.c. FOUND CHISELED CROSS
- () RECORDED AS DIMENSIONS

"I hereby certify that I have surveyed the above described 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 MORAINÉ SURVEYING INC.
575 W36245 Wilton Road
Eagle Wisconsin 53119
P.O. Box 357
(262) 594-3484
kettlemorainesurvey.com
Terrance E. Pisarek P.L.S.



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

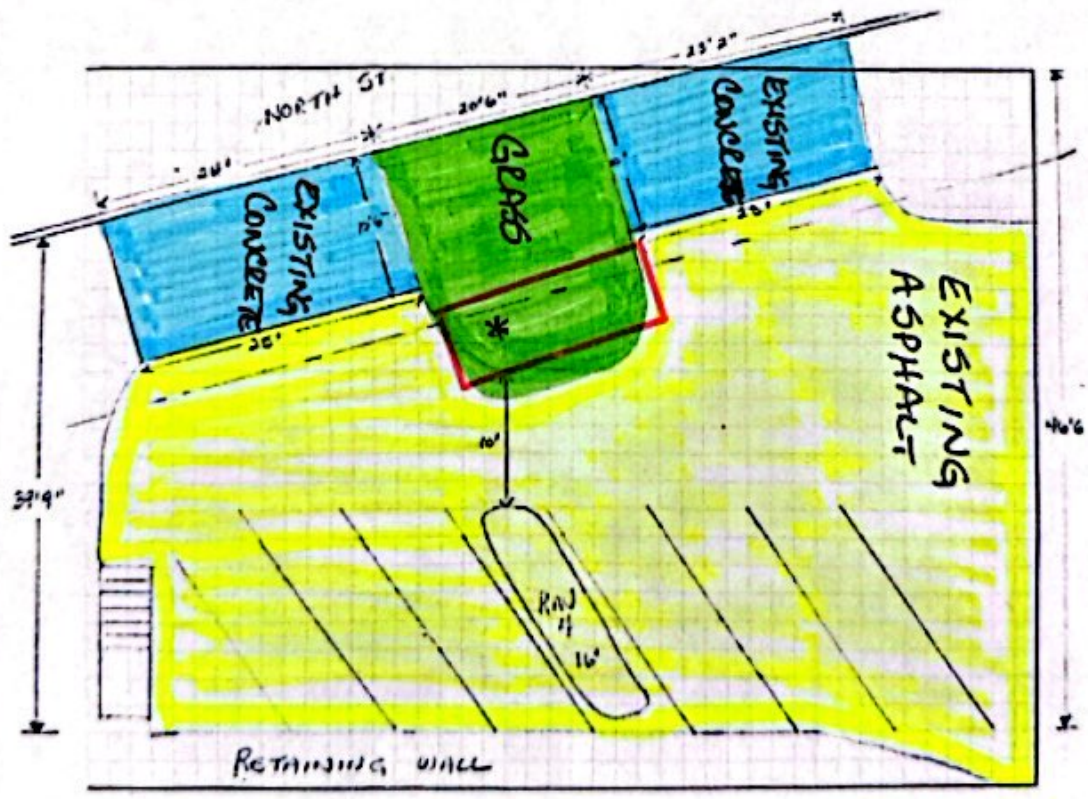
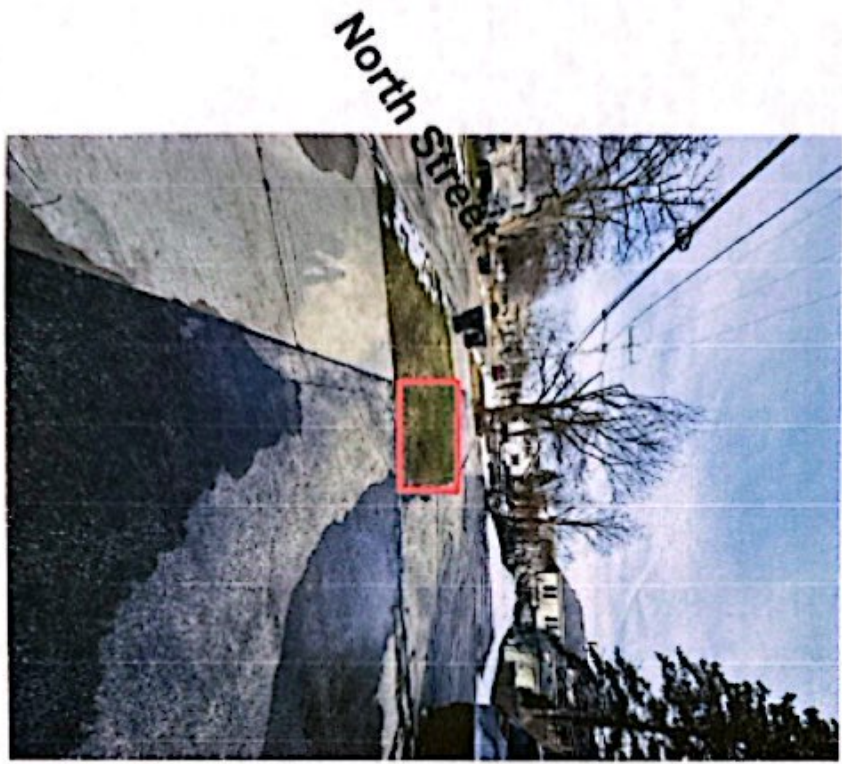
NOV 12, 2019	TEP/DW	TEP	00257
DATE	FIELD WORK BY	DRAWN BY	JOB NUMBER

10T-36 010-1073

Hamilton House Parking Lot

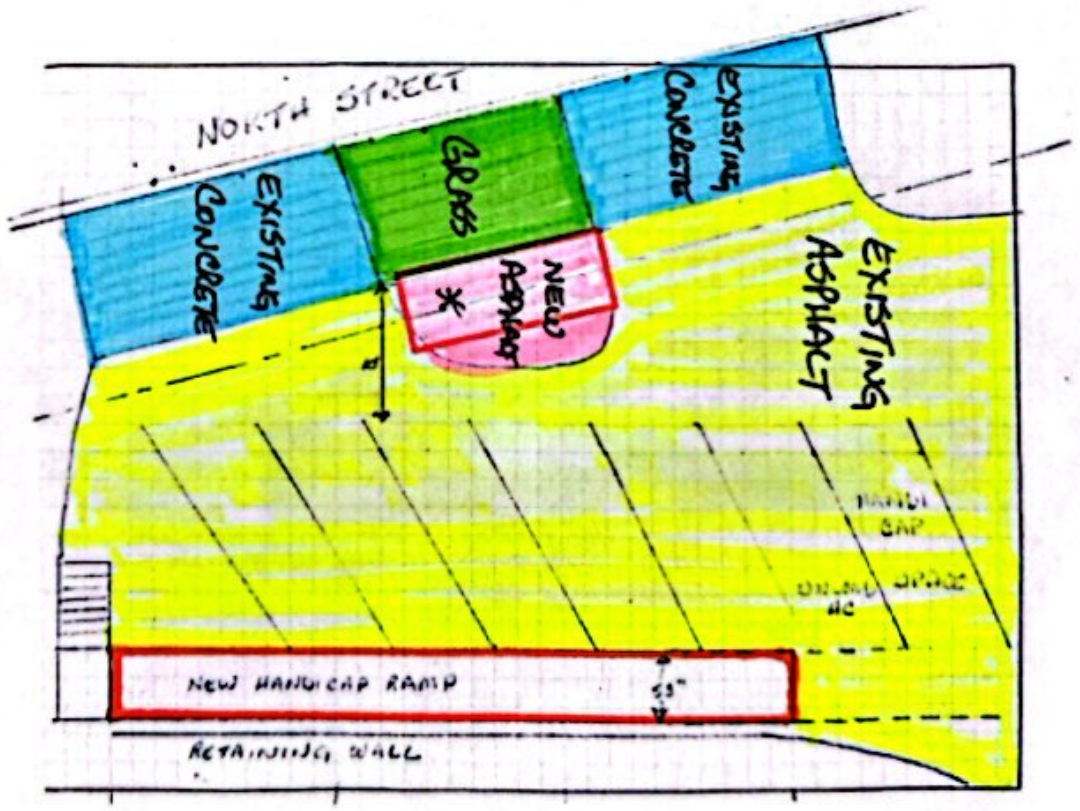
TODAY

328 W. Main St.

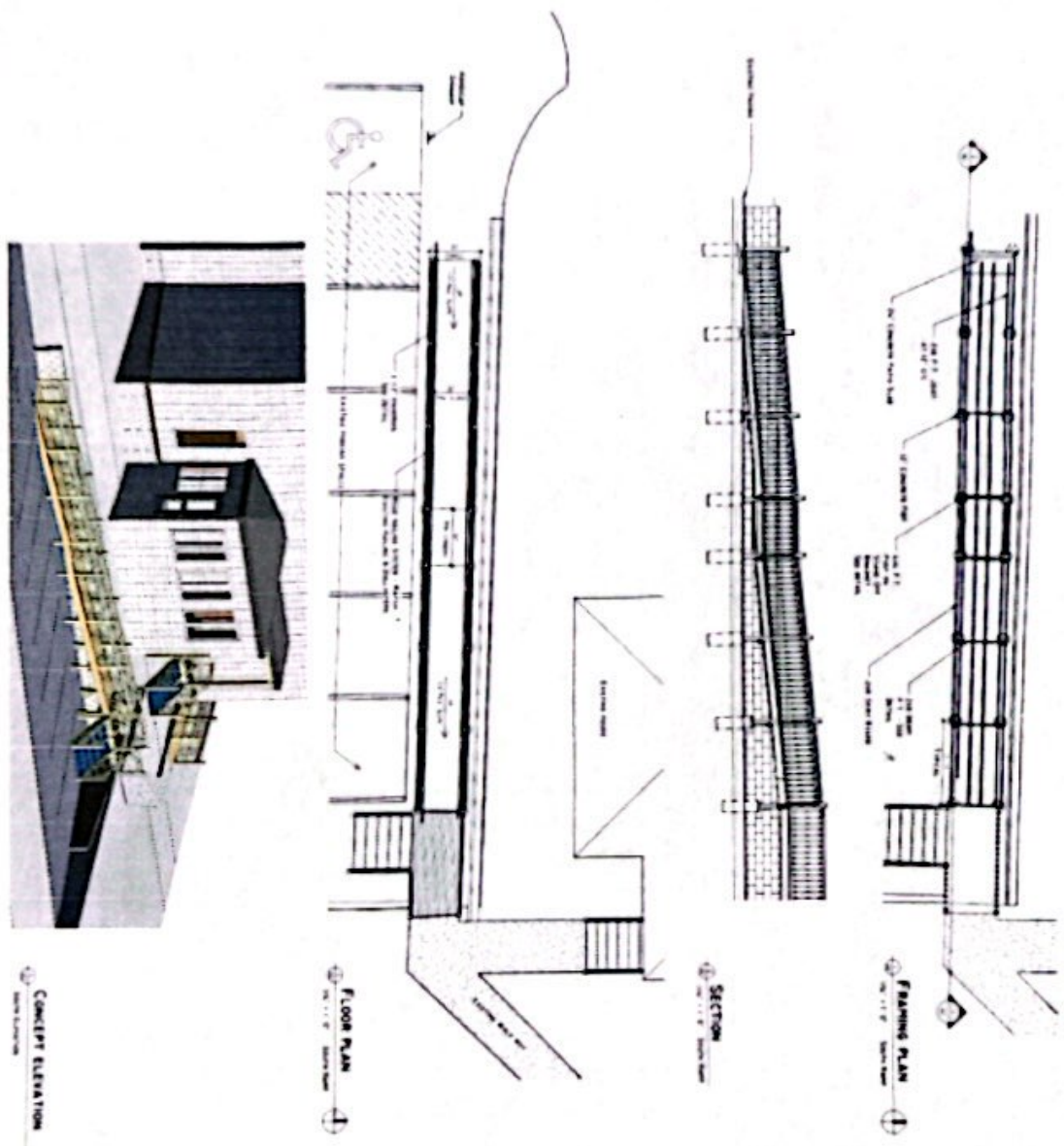


* DEBATE

Hamilton House
Wheelchair Ramp in Parking lot
328 W. Main St ~ Whitewater, WI
Kari Barbar 336-488-4186



* DEBATE IS RED
RECTANGLE OF
NEW ASPHALT



CONCEPT ELEVATION
FROM EXHIBIT

FLOOR PLAN
NO. 111 - 1st FLOOR PLAN

SECTION
NO. 111 - SECTION PLAN

FRAMING PLAN
NO. 111 - FRAMING PLAN

06/09/2025
A2

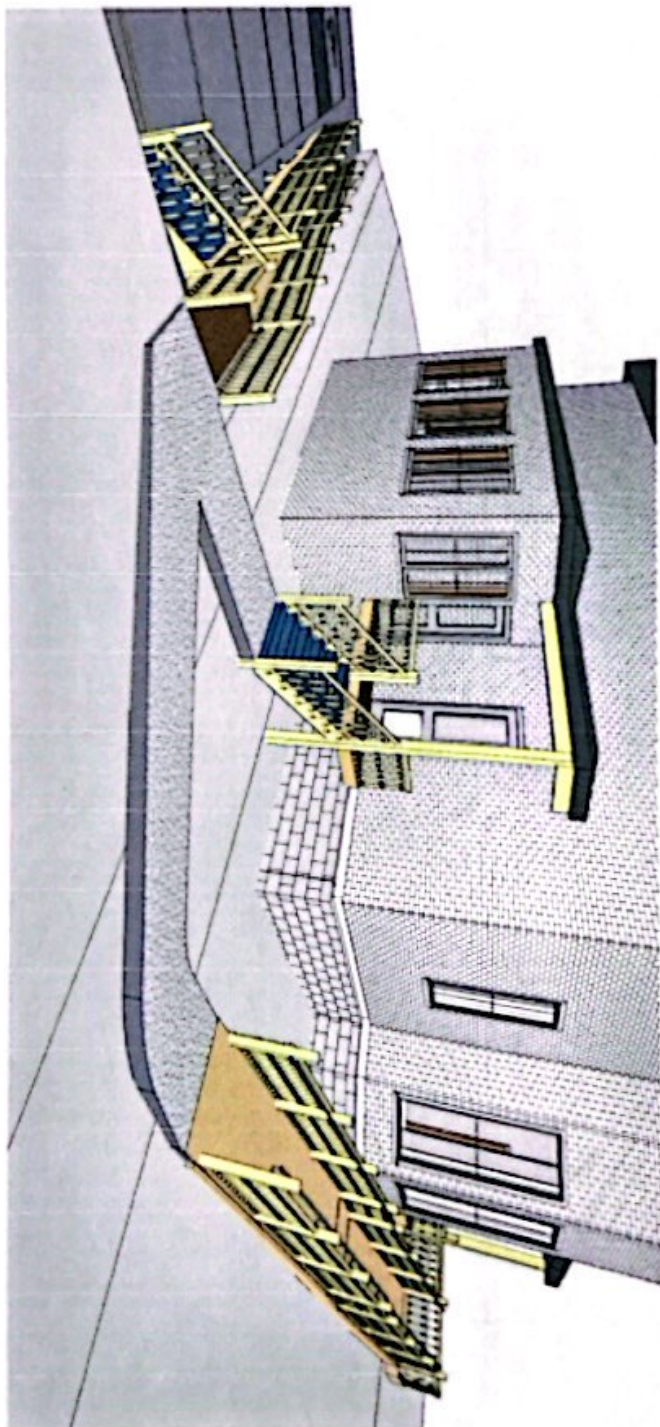
NOT FOR
CONSTRUCTION

HAMILTON HOUSE

328 W MAIN ST. WHITEWATER, WI 53190

PROJECT 2
ARCHITECTS

CONCEPT DESIGN



CONCEPT ELEVATION
FROM EAST ELEVATION



HAMILTON HOUSE
328 W MAINT ST. WHITEWATER, WI 53190

NOT FOR
CONSTRUCTION

- Final Review
- Final Approval
- Construction Set
- Construction Set

DATE: 06/06/2025

A3



www.whitewater-wi.gov
Telephone: 262-473-0102

Office of the City Clerk
312 W. Whitewater St.
Whitewater, WI 53190

Item 1.

NOTICE OF ZONING HEARING

Publish in Whitewater Register on April 23, 2026 and May 7, 2026.

TO ALL CONCERNED:

A public hearing will be held by the Board of Zoning Appeals of the City of Whitewater on May 28, 2026 at 5:00 p.m. in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, Whitewater, Wisconsin.

Applicant: Kari Barbar

Property Location: 328 W Main Street Parcel # /OT 00036

Applicable Code: Zoning Code Ordinance: 19.51.040 (C) "No driveway may be closer than three feet to an abutting property line, except where two adjacent lots have a common driveway then the three-foot minimum distance shall not apply. Common, shared, and cross-access driveways between adjacent lots are permitted, provided that such driveways are established by recorded easement that may not be removed except by approval of the city or as otherwise permitted by law (such as nonconforming use or prescriptive easements)."

Variance Requested: To allow driveway asphalt to be up to the property line.

Reason for Request: To allow easier parking and wheelchair ramp access

This notice is being mailed to owners of record within 300 feet of the property in question, to the City Planner and the Plan Commission in accordance with Section 19 of the Code of Ordinances. THE PROPOSAL FILED BY THE OWNER IS NOW OPEN TO PUBLIC INSPECTION AT THE OFFICE OF THE CITY PLANNER DURING NORMAL BUSINESS HOURS (Monday – Friday 8:00 a.m. to 4:30 p.m.)

BOARD OF ZONING APPEALS

Llana Dostie, Zoning Specialist

Dated: 4-14-2026

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

BRENDA J SCHUMACHER
120 N PARK ST
WHITEWATER, WI 53190

KICH PROPERTIES LLC
N7296 LAKESHORE AVE
ELKHORN, WI 53121

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

RIEK RD LLC
PO BOX 233
WHITEWATER, WI 53190

310 ALAMO LLC
1024 TARRANT DR
FONTANA, WI 53125

314 MAIN LLC
1024 TARRANT DR
FONTANA, WI 53125

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

CITY OF WHITEWATER
312 W WHITEWATER ST
WHITEWATER, WI 53190

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

BART J KRAUSE
8320 N EAGLE DR
MILTON, WI 53563

TIMOTHY BRECKENRIDGE
MAKENZIE BRECKENRIDGE
N2747 WILLING RD
JEFFERSON, WI 53549

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

BLGL LLC
1691 MOUNDVIEW PL
WHITEWATER, WI 53190

JLJU INVESTMENTS LLC
PO BOX 233
WHITEWATER, WI 53190

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

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

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

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

LADWIG & VOS INC
140 LONGMEADOW DR
BURLINGTON, WI 53105

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

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

JAMES EHLERS TRUST
11325 E KEATS AVE
MESA, AZ 85209

BRAKE S SCHARINE
4213 N SCHARINE RD
WHITEWATER, WI 53190

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

COURTNEY WILT
130 N FREMONT ST
WHITEWATER, WI 53190

MATTHEW J PORTER
126 N FREMONT ST
WHITEWATER, WI 53190

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

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

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

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

LAMBDA IOTA ZETA HOUSE
CORPORATION OF LAMBDA CHI ALPHA
FRATERNITY
C/O ROBERT HAZOD
13525 W CRAWFORD DR
NEW BERLIN, WI 53151

Item 1.