

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.



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

Urban Forestry Commission normally meets the fourth Monday of each 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

PLANNING REQUEST

1. General Project Information:

Project Tax Key #: A444300002 and A444200002 Project Address South of Innovation Dr / West of Howard Road
 Project Title (if any): Lots 1T and 2T in the Whitewater University Technology Park

2. Applicant, Agent & Property Owner Information:

Applicant's Name: Larry Chapman Company: Lifetime Manufacturing LLC
 Street Address: W3128 State Road 59 City/State: Whitewater, WI Zip: 53190
 Telephone: () 262-949-5828 Email: larry@summersetmarine.com
 Agent: N/A Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Email: _____
 Owner, if different from applicant: N/A
 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 N/A

5. Specific Project Information:

Current Zoning District(s): 1T and 2T Proposed Zoning District(s): 1T and 2T
 Current Land Use: Vacant Proposed Land Use: Manufacturing
 Gross Site Area: 33.2 acres
 Current Number of Lots: 2 Proposed Number of Lots: 2



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Plan of Operations

New Business Use/Operation Information

Description of Business Use or Operations Construction of a 200,000 square foot building for manufacturing, assembly, offices, sales, and general operations as a private use business.				
Previous Use of Space N/A		Hours of Operations (Weekdays) 6am-6pm		Hours of Operations (Weekends)
Total Area Space (SQF) 200,000	# Toilet Fixtures 6 - 3 men and 3 women bathrooms	# Full Time Employees 90 initial, plus 60 as the business grows	# Part Time Employees	<10
Customer Seating <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Seating Capacity <20 seats in show room / retail area	Total Employee Hours Per Year (include yourself if self-employed) 200,000		
Sprinkler System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Hazardous/Flammable Chemicals used/stored <input type="checkbox"/> Yes (Must attach MSDS sheets) <input checked="" type="checkbox"/> No		

Specified Use of Property and Building(s)

Building A Manufacturing, assembly, offices, sales, general operations
Building B N/A
Building C N/A
Will there be any problems resulting from this operation such as: (Check all that apply)
<input type="checkbox"/> Odors
<input type="checkbox"/> Smoke
<input type="checkbox"/> Noise
<input type="checkbox"/> Light
<input type="checkbox"/> Vibrations
<input checked="" type="checkbox"/> None

Parking

Dimension of parking lot	Number of Spaces available 160
Parking lot construction <input checked="" type="checkbox"/> Asphalt	Type of Screening Combo of fence and berm <input checked="" type="checkbox"/> Fencing



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Concrete

Plantings

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

Yes

No

Signage (Separate Sign Permit Application Needed)

Type(Check all that Apply)		Location of Signs <u>At each of three entrances</u>
<input checked="" type="checkbox"/> Free standing		_____
<input type="checkbox"/> Monument		_____
<input type="checkbox"/> Projecting		_____
<input type="checkbox"/> Awning/Canopy		_____
<input type="checkbox"/> Electronic Message		_____
<input type="checkbox"/> Pylon		_____
<input type="checkbox"/> Arm/Post		_____
<input type="checkbox"/> Window		_____
<input type="checkbox"/> Mobile/Portable or Banner		_____
<input type="checkbox"/> None		
<input type="checkbox"/> Other _____		

Entertainment

Is there any type of music in this proposal?

Yes (Separate License from Clerk's Office Required)

No

Live When will this be offered to customers N/A

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday



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What time (s) will this be offered _____

Outdoor Lighting

Type N/A
Location

Utilities

Will you be connected to City (Check all that apply) <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer	Is there a private well on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Types of Refuse Disposal <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private
Approval Date by the Department of Natural Resources of the well for proposed use ____/____/____		
Approval Date by the County Health Department for existing septic system ____/____/____		
What types of sanitary facilities are to be installed for the proposed operation		
Surface water drainage facilities (describe or include in site plan)		

Licenses/Permits

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

Please check *Uses you are applying for*

<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Banks and other financial institutions without drive-thru facilities
<input type="checkbox"/> Two Family Dwelling	<input type="checkbox"/> Camera and photographic supply stores
<input type="checkbox"/> Modular Home	<input type="checkbox"/> Caterers
<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Clothing, shoe stores and repair shops
<input type="checkbox"/> Second or greater wireless telecommunication facility	<input type="checkbox"/> Clinics medical and dental
<input type="checkbox"/> Home occupations/professional home office for nonretail goods and services no customer access	<input type="checkbox"/> Department stores
<input type="checkbox"/> Multi-Family Dwellings	<input type="checkbox"/> Drug stores
<input type="checkbox"/> Art, Music and School supply stores and galleries	<input type="checkbox"/> Florist shops
<input type="checkbox"/> Antique, collectible and hobby craft shops	<input type="checkbox"/> Food and convenience stores without gasoline pumps
<input type="checkbox"/> Automotive and related parts stores, without servicing	<input type="checkbox"/> Furniture stores
<input type="checkbox"/> Hotel and motels	<input type="checkbox"/> Hardware stores
<input type="checkbox"/> Small appliance repair stores, computer or software sales and service	<input type="checkbox"/> Insurance agencies
<input type="checkbox"/> Barbershops/Beauty Parlors	<input type="checkbox"/> Jewelry stores
<input type="checkbox"/> Liquor stores without drive-thru facilities	<input type="checkbox"/> Meat markets
<input type="checkbox"/> Resale shops	<input type="checkbox"/> Paint, wallpaper, interior decorating and floor covering stores
<input type="checkbox"/> Professional and Business offices	<input type="checkbox"/> Restaurants without drive-thru facilities
<input type="checkbox"/> Self-service laundries and dry-cleaning establishments	<input type="checkbox"/> Sporting goods stores
<input type="checkbox"/> Stationery stores, retail office supply stores	<input type="checkbox"/> Variety stores
<input type="checkbox"/> Movie theaters	<input type="checkbox"/> Charitable or nonprofit institution and facilities
<input type="checkbox"/> Tourist homes and bed and breakfasts	<input type="checkbox"/> Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical plumbing, general contracting) provided that there are no significant environmental emissions (odor or waste)
<input type="checkbox"/> Bakeries or candy stores with products for sale on premise only	<input type="checkbox"/> Catalog and e-commerce sales outlets
<input type="checkbox"/> Appliance repair stores, including computer sales and service	<input type="checkbox"/> Day spas

<input type="checkbox"/> Coffee Shops	<input type="checkbox"/> Gift Shops
<input type="checkbox"/> Cultural arts centers and museums	<input type="checkbox"/> Public parking lots
<input type="checkbox"/> Post Offices	<input type="checkbox"/> Tourist information and hospitality centers
<input type="checkbox"/> Ice cream shops and cafes	<input type="checkbox"/> Dance Studio
<input type="checkbox"/> Toy stores	<input type="checkbox"/> College and Universities
<input type="checkbox"/> Agricultural services	<input type="checkbox"/> Private recreation facilities
<input type="checkbox"/> Lumberyards, building supply stores and green houses	<input type="checkbox"/> Freight terminals, trucking servicing and parking, warehousing and inside storage
<input checked="" type="checkbox"/> Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material	<input type="checkbox"/> More than one principal structure on a lot when the additional building is a material and direct part of the primary business
<input type="checkbox"/> Research facilities, development and testing laboratories, including testing facilities and equipment	<input type="checkbox"/> Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
<input type="checkbox"/> Retail sales and services linked to manufacturing or warehousing	<input type="checkbox"/> Telecommunication centers (not including wireless telecommunications facilities)
<input type="checkbox"/> Production, or processing, cleaning, servicing, testing or remailer of materials, goods or products limited to the following uses, products, components, or circumstances: -Electronic and electrical products instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices - High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater -Laser technology, radiology, x-ray and ultrasound products, manufacturing and assembly -Medical and dental supplies -Optical, fiber optical and photographic products and equipment -Orthopedic and medical appliances such as artificial limbs, brace supports and stretchers -Products related to process design, process stimulation, computer hardware and software development, safety engineering -Scientific and precision instruments and components, including robotics	



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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 allow the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable State Statutes or Municipal Ordinances regarding my business and its lawful operations.

Applicant's Signature

A handwritten signature in black ink, appearing to read "LRS".

Date

3/24/26



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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 Lots 1T and 2T in the Whitewater University Technology Park
 PROJECT ADDRESS A444300002 and A444200002

APPLICANT INFORMATION

NAME Larry Chapman
 MAILING (BILLING) ADDRESS W3158 Hwy59 Whitewater WI
 PHONE 262-949-5828
 EMAIL larry@summersetmarine.com

ATTORNEY INFORMATION

NAME _____
 PHONE _____
 EMAIL _____

SIGNATURE OF APPLICANT

Dated this 20 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.



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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 Blicht	\$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
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City Engineer

Strand and Associates	\$247.63
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Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark	\$50.00
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