



Plan & Architectural Review Meeting

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

Monday, August 10, 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 Sheryl Stanek

ABSENT

Tom Miller, Board Member
Common Council Representative Gavin Kelleher

STAFF

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

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 Board Member McCormick, Seconded by Vice Chairman Binnie.

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

HEARING OF CITIZEN COMMENTS

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

None

CONSENT AGENDA

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

Motion by Binnie with corrections that he will turn in.

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

1. Updated Preliminary and Final Certified Survey Map Policy.
2. Approval of July 13, 2026 Minutes.

Binnie will turn in corrections to be sent in

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

3. Discussion and possible approval of a Conditional Use Permit for alcohol by the Drink for Rosalio Mondragon d/b/a Taqueria la Estrella. Located at 1170 W Main Street. Tax Parcel #/ WUP 00164D.

Zoning Administrator Schwark provided a background as to the application.

McCormick asked about the incorrect check mark

Motion to approve the conditional use permit with planner's recommendation.

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

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

CONSIDERATION/DISCUSSION/REPORTS

4. Discussion and possible approval of a Land Split Certified Survey Map (CSM) for a vacant property located at the end of W South Street off of S Elizabeth St for US Shelter Homes. Tax Parcel # /A373900003.

Zoning Administrator Schwark provided a background to the application which is a two lot land split certified survey map.

Motion to approve 2 lot certified survey map.

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

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

5. Discussion and possible recommendation to Common Council the sale of vacant land located on Starin Road. More commonly known as lot 2 of Hospital Hill. Tax Parcel # /A514100002.

Applicant pulled application after notices went out.

6. Discussion and possible recommendation to Common Council the sale of Vacant Land on Enterprise Blvd and wraps around East West Company on N. Prospect Drive. Tax Parcel #292-0515-3432-000.

Community Development Director provided a background to the offer the purchase.

McCormick asked about job creation.

Kevin Graf answered 15 to 20 in the future.

Motion to recommend to Common Council sale of the property.

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

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

7. Discussion and possible approval of the Final Certified Survey Map for splitting Moraine View Park off from the portion of the property located at the end of Universal Boulevard. Tax Parcel #/WUP 00322.

Zoning Specialist Dostie provided a background to the final certified survey map.

Motion to approve Final Certified Survey Map.

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

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

8. Discussion and possible approval of the Final Certified Survey Map for the property located on Enterprise Blvd and wraps around East West Company on N. Prospect Drive. Tax Parcel #292-0515-3432-000.

Zoning Specialist Dostie provided information regarding the final certified survey.

Community Development Director Becker stated that Anderson has been marketing these properties as separate.

Parker stated that in the past there was a discussion regarding stormwater detention drainage area for area south of lot 2.

Community Development Director Becker stated that he has spoken to Brad and nothing was mentioned.

Motion to approve to confirm if a future stormwater pond would be needed in the future.

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

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

9. Discussion and possible approval of the Final Certified Survey Map for the property located at the Corner of E Main Street and N Jefferson. Tax Parcel #'s /BIRW 00001, /BIRW 00002 and /BIRW 0003A.

Zoning Specialist Dostie provided a background to the Final Certified Survey Map.

Stanek was happy to see trail easement.

McCormick asked if the house was being excluded.

Community Development Director Becker confirmed that it is privately owned.

Hicks asked if the trail easement would remain unless they came back to this board.

Motion to approve with staff recommendations.

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

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

FUTURE AGENDA ITEMS

None

NEXT MEETING DATE SEPTEMBER 14, 2026.

ADJOURNMENT

Meeting adjourned at 6:22 p.m.

Motion made by Board Member McCormick, 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