October 7, 2026

City of Whitewater
Plan and Architectural Review Commission
Neighborhood Services Department
Whitewater, Wisconsin

RE: Request for Parking Leniency – Whitewater Plaza
1139 W. Main Street, Whitewater, WI 53190

Dear Members of the Plan and Architectural Review Commission:

On behalf of the property owner of Whitewater Plaza, located at 1139 W. Main Street in the City of Whitewater, I respectfully submit this letter in support of a request for parking leniency for the existing shopping center.

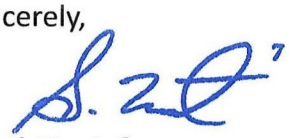
Whitewater Plaza is an established, multi-tenant commercial shopping center containing approximately 26,516 square feet of building area. The property currently provides approximately 102 surface parking spaces for use by the center's tenants, customers, and visitors. The existing parking supply has historically served the property and its various commercial uses sufficiently and even in abundance.

The property is an established commercial development located along West Main Street and in close proximity to the University of Wisconsin–Whitewater. The center serves a variety of complementary retail, service, fitness, and restaurant uses. Because these uses have differing peak periods of activity, the demand for parking is not uniform throughout the day. As a result, the existing parking supply can be reduced and still efficiently accommodate customers and employees across the various businesses within the center.

We respectfully request the City's consideration and approval of this parking reduction/leniency request for Whitewater Plaza. The owner appreciates the City's consideration of this matter and is committed to maintaining the property in a manner that is safe, functional, attractive, and beneficial to the Whitewater community.

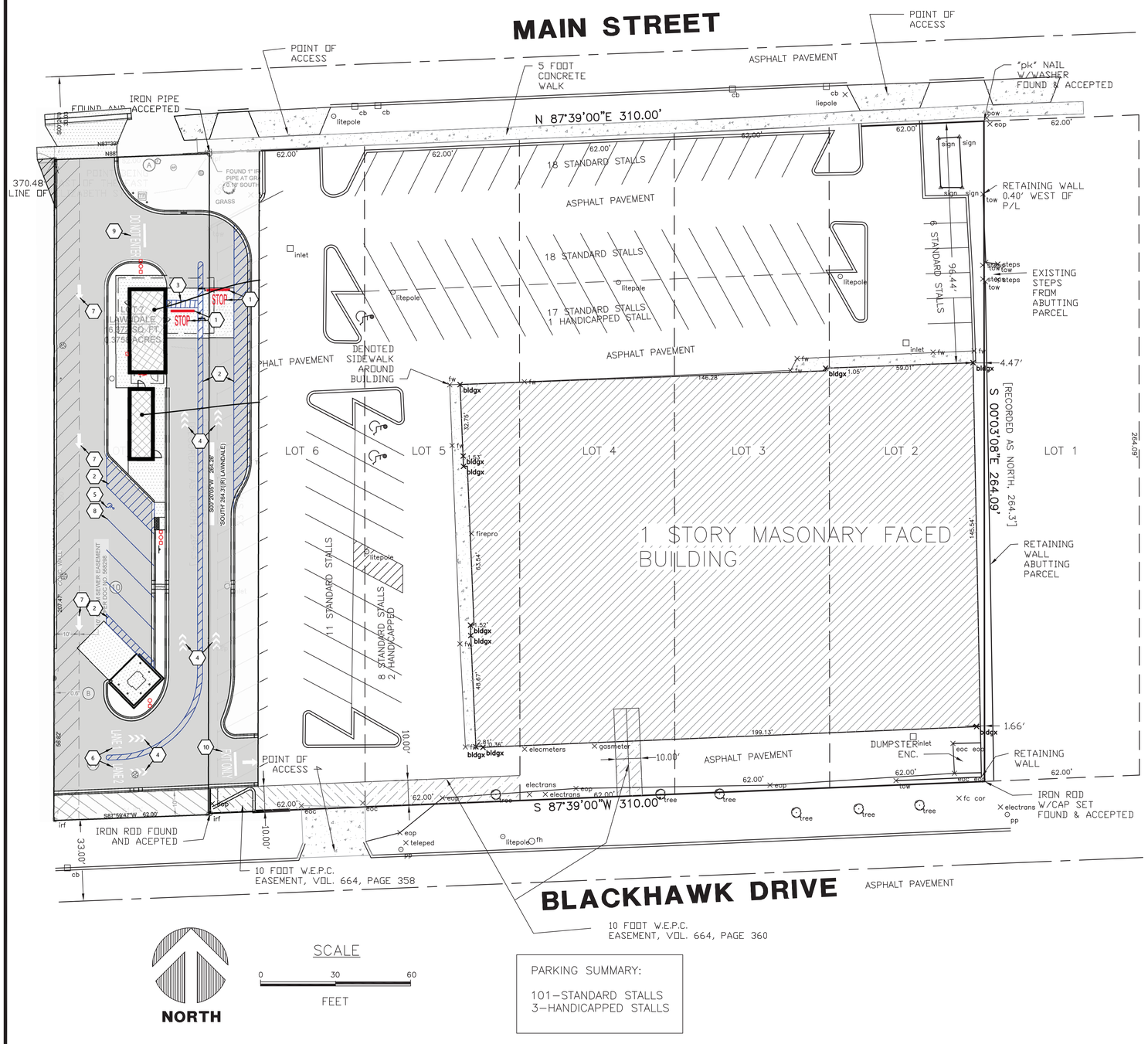
Please feel free to contact me should you have any questions or require additional information regarding this request.

Sincerely,



Saad Mustafa
President
1907 Center Ave

Janesville, WI 53546
Cell: (612) 875-9765
Email: smustafa@xtreme-smoke.com



PARKING SUMMARY:

101–STANDARD STALLS
3–HANDICAPPED STALLS

SURVEYOR'S CERTIFICATION:

TO: R.A.P. OF PEWAUKEE, A Wisconsin limited liability company
METROPOLITAN INVESTMENTS, LLC
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with **"MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS"** established and adopted by ALTA, ACSM and NSPS in 1999, and included Items No. 1,3,4,6,7(a),8,9, &11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements with Control Land Boundaries for ALTA/ACSM Land Title Surveys"

Date: January 26, 2005

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AMERICAN SURVEYING COMPANY, INC.
PETE L. BAILEY, RLS NO. 1398

FLOOD PLAIN CERTIFICATION:

Per FIMA community map panel NO. 5500200-0004-B, effective JUNE 1, 1982, this site is within a Zone C; area of minimal flooding.

PARKING AREA:

-Parking stalls shown and recuperated on the survey.

PUBLIC UTILITIES:

-All public utilities, sanitary sewer, storm sewer and water main exists within the right of way of MAIN STREET.
-Electric, Telephone and gas exist within the right of way of MAIN STREET and BLACKHAWK DRIVE

LEGAL DESCRIPTION:

Lots 2, 3, 4, 5 and 6, in "LAWNDALE", in the Southwest ¼ of Section 5, Township 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin.
Contains 81,803 sq.ft. or 1.87794 acres of land.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 412949
DATED DECEMBER 10, 2004 @ 7:00 AM
SCHEDULE B–II:

ITEMS NO. 9 THOUGH 14: SURVEYOR HAS NO KNOWLEDGE CONCERNING THSES ITEMS.

ITEM NO. 15: UTILITY EASEMENT, VOL. 664, PAGE 360, SHOWN ON PLAT OF SURVEY.

ITEM NO. 16: UTILITY EASEMENT, VOL. 664, PAGE 358, SHOWN ON PLAT OF SURVEY.

AMERICAN SURVEYING COMPANY, INC.
12207 C.T.H. "K" FRANKSVILLE, WISCONSIN 53126
TEL. (262) 835-4774 FAX: (262) 835-2379
beauforbailey@hotmail.com

DRAWN BY:	PLB	REVISIONS:	DATE
CHECKED BY:	PLB		
PLOT SCALE:	1 = 30		
DATE:	01/26/2005		
JOB NO.:	2005014	CLIENT NO.	02580
DWG. FILE:	JN205029		

CITY OF WHITEWATER

PROJECT:
PLAT OF SURVEY/ ALTA BOUNDARY
PREPARED FOR: R.A.P. OF PEWAUKEE, LLC.

Sheet 1 of 1