



Plan & Architectural Review Meeting

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

Monday, January 08, 2024 - 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.

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.

MINUTES

CALL TO ORDER AND ROLL CALL

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.

1. Approval of Minutes for December 11, 2023 Plan Commission Meeting

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Public Hearing Regarding Consideration of a Conditional use Permit(CUP) for the Proposed Sign Package for Starbucks to be located at 1280 W. Main Street, Parcel #/A170900002.

Jo from Starbucks explained their sign package. They are requesting 3 wall signs, 2 pre order boards, one illuminated order board two clearance bars. They also have a monument sign. Planner explained that due to the drive thru and the three wall signs they need a conditional use permit. McCormick didn't see an issue with the signs since this was not a residential area. Crone was concerned about the monument sign. Brad Marquardt stated there is no issue related to an engineering stand point.

3. Public Hearing Regarding Consideration of a Conditional Use Permit (CUP) to allow for zero lot line condominiums located at NE 1/4 & NW 1/4 SE 1/4 Sec. 6 T4N, R15 E in the City of Whitewater, Walworth County, Wisconsin(Parcel #'s MM 00001 through MM 00021)

Member Hicks brought up that Member Crone lives adjacent to the property in questions and asked in all transparency whether he had a bias than he should sit in the audience. Crone answer he thought he could be fair.

John Sorenson for US Shelter the developer for the owner JM Meadow View presented the project to the plan commission.

Citizen Comments

Mike Smith 327 E. Clay St Unit 29 asked whether the CDA housing money would be using for this project. The money is coming from the TID. No CDA housing money is being used for this project per Brad Marquardt.

Greg Meyer 356 Woodlawn Drive needs more explanation how no zero lot line and buffering to existing properties. Also utilities, snow removal and grass mowing.

Kim Dana 240 S Woodland Drive Questioned the purpose of the project as to who the properties would be geared toward seniors, families or students. These properties are being geared toward families and seniors as there are two story and ranch style.

Susan Crone 225 S Woodland Drive Was concerned about the additional traffic that would be on Indian Mound Parkway. Brad Marquardt commented that the traffic increase can be handled on Indian Mound Parkway as this is an arterial road there is no issue with traffic from an engineering stand point.

Tom Vaughn 1614 Wildwood Road Wanted to know if these units were rentals or sale. The properties are to be sold for upper \$200,000 to low \$300,000.

Hicks brought up the the street. Brad Marquardt stated that there is a binder layer on currently that is in poor condition that will be replaced. Both the binder and the final layer will be replaced this summer. The utilities are installed.

Stanek asked about landscaping. Brad Marquardt stated that this is a subdivision and boulevard trees will only be required and will be done as the homes are built.

Jeff Sorenson stated that everything will be graded and seeded. He stated that they will not be building all units at once. Listing price will be upper \$200,000 to low \$300,000.

Crone asked about the fence that will be on the two stories. Crone asked Allison Schwark, planner about where a fence can be. She stated they can be on the lot line. He mentioned that the last time the project was brought to the commission that there was a restriction on blasting. John stated that they were unaware of restriction on blasting. They have done multiple borings and the excavator has a jackhammer tool for the rock. Half will have foundations and the half slabs.

Hicks had a questions about the replat about the sheds that are over the lines. Allison stated that they sheds that are too close to the property lines will need to be moved. The Lot 19 owner Lyons and lot 20 Montoe trust. it will be between the builders and the property owners to work it out.

Crone stated he thought that the current restrictions state that they can't blast. Attorney Jonathan McDonnell wasn't sure that it ran with the land.

Hicks made a motion to approve with planners recommendations and requiring and blasting of bedrock should come to the common council this motion was seconded by Stanek.

Jeff Sorenson stated that they have not intention to blast he understood that the City of Whitewater allowed blasting with a permit. He stated that going to Common Council would hold up construction for weeks.

Crone stated that the condition to bring blasting to the common council was known that a business person should be diligent in when he purchases a property to do their research.

Brad Marquardt recommended to leave it to his authority than provide an update to Council. Allison added that another possibility to put in safeguards is to have Zoning, Building and DPW director look at the project.

Parker add that at the time of the original development there was a firm from Dodgeville with a trencher on steroids.

Stanek's had seconded but it was incomplete. Parker seconded the first motion.

Mark Larkin stated there is a policy to blast.

Brad mentioned stated there are strict State statues on blasting. McCormick stated that she has full confidence in Brad Marquardt.

Schanen moved to make and amendment to the motion change the common council approval to be the Director of Public Works and Zoning Administrator. Second was by Parker. Voting to Amended the motion was as Miller, Parker, Schanen, Stanek, Hicks, McCormick-Yes; Crone No.

4. Public Hearing for Possible Consideration and Approval of the Preliminary Plat and Possible Consideration and Approval of Final Plat. Parcel #'s MM 00001 through MM 00021)

Allison Schwark, Planner explained that this is already platted they are just adding a lot line to sell each side separately. Brad Marquardt stated that all easements are still in place and from engineering stand point we are good.

Final Plat was motioned by Schanen with a second from Parker.

Ayes: Hicks, Parker, Schanen, Crone, Stanek, Miller, McCormick this motion passed unanimously.

Plan Reviews

5. Site Plan Review and possible Approval of Proposed zero lot line duplexes located on Meadow View Court Tax Parcel #'s MO 00001 to MO 00021 for US Shelter Homes.

Allison stated that site plan meets the requirements with the Conditional Use Permit. Brad Marquardt stated the grading plan works with stormwater.

6. Continuation of Site Plan Review and Possible Approval of Proposed Contractor Shops located at the corner of N. Prospect and Endeavor Tax Parcel #292-0515-3434-0001 for Becker & Bolton.

Ben Bolton was present to his presented to the board. Allison present the concern about the units that didn't have plumbing. McCormick asked whether any of the tenants would be retail. Ben stated that the tenants would be an ambulance service, machine

shop. McCormick asked about need for these development. Ben stated that yes there is a fair demand.

There will be one cold storage building. This would be for existing tenants storing excess items.

Parker asked about the masonry bottoms on buildings and outside storage.

Crone asked about how the cold storage would be allocated.

Ben Bolton stated that he would get the updated plans to us.

Motion to approve with planners recommendations.

FUTURE AGENDA ITEMS

Hicks would like a discussion and possible consideration for public notices and notification list in future packets.

NEXT MEETING DATE

7. Next Meeting is February 12, 2024.

ADJOURNMENT

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 Neighborhood Services Director
312 W. Whitewater Street
Whitewater, WI 53190
or ldostie@whitewater-wi.gov

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.