



Plan & Architectural Review Meeting

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

Monday, September 08, 2025 - 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

Meeting called to order at 6:00 p.m.

PRESENT

Chairman, Councilmember Neil Hicks
Board Member Bruce Parker
Board Member Tom Miller
Board Member Marjorie Stoneman
Vice Chairman Lynn Binnie
Board Member Lisa Dawsey Smith

ABSENT

Board Member Carol McCormick

STAFF

Allison Schwark, Zoning Administrator
Mason Becker, Economic Development Director
Llana Dostie Neighborhood Services Administrative Assistant

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 Dawsey Smith, Seconded by Board Member Miller.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Dawsey Smith

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.

1. Approval of Minutes of August 11, 2025

Binnie stated changes to the last missing to in Stoneman's clarification And the motion missing "to deed". Updated.

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

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Dawsey Smith

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TRA 00049, /TRA 00050 and /TRA 00051 Washington Elementary School located at 506 E Main Street from R-2 (One and Two Family Residence District) to I (Institutional District).

Zoning Administrator Schwark explained this is very similar to the requests you saw at the last PARC meeting. This is for the Elementary school to change from the One and Two Family Residence District to the Institutional District. The district is working on future projects and looking to become more compliant with the zoning.

Binnie unfortunately the public notice has the wrong date on it. (The packet notice was wrong, notice to paper and residents had correct date).

Was glad to see a revision to the application that now has schools on there in addition to universities. Under Conditional Use the applicant checked the planned development and this is not a planned development and we don't need a conditional use for this rezone.

Motion to approve with removal of the applicant's check for planned development.

Motion made by Board Member Dawsey Smith, Seconded by Vice Chairman Binnie.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Dawsey Smith

DISCUSSION/CONSIDERATION

3. Conceptual Plan Review of possible subdivision to be located on Hale/Pearson Farm on Warner Road for Belinski Homes Parcel # /WUP 00332

Zoning Administrator Schwark stated this is a conceptual review only. We are not voting on anything tonight; this is the PARC opportunity to give feedback. This is a 99 lot residential subdivision. Approximately 33.5 acres. They are proposing minimum 6,000 sq feet lot sizes with front and rear setbacks of 20 feet and side yard setbacks of 8 feet. The development would include new infrastructure that includes sidewalks and a 60 foot ROW width. It appears on the conceptual review drawings that sidewalks are on both sides of the street. In their narrative they mention a possible exception for sidewalks, for only one side of the street. The applicant had originally proposed a PCD (Planned Development). After further review it is recommended the developer go with a rezone R1-s, which is our one family residence district small lots. It is for moderate density single

family dwellings. This is a zoning district that is already established in the City of Whitewater. And looking at the conceptual plans the development would already be in compliance with the R1-s One Family Small Lot Residence designation.

John Donovan with Belinski Homes stated as an Acquisition and Development Manager, I attended a housing forum asking developers for help for developments. He calls it attainable housing. Believes there is a shortage in attainable housing. Multi-family is not going to solve all the issues. This is not the easiest site for infrastructure. There will be a lift station and will need to cross wetlands. This will be built in phases. This approval process will take approximately 6 months. Willing to work with city for traffic studies.

Stoneman stated she felt it was a lot of traffic for Warner Road but if you had it going up to Breidsan Hill Drive. Glad you are considering other road options.

Bob Freiermuth W9625 Breidsan Hill Drive. The potential other entrance comes through my property. This secondary entrance will likely be the most used. Will decrease property in value. They are not even close to the value of their lots. City of Whitewater employees don't live here. This type of subdivision will not add very much value. I could possibly have 21 houses on my lot. You are going to disrupt our neighborhood and our road.

Bruce Eshelman W9625 Breidsan Hill Drive. This is the second time I have appeared in front in this committee for a subdivision in that field. Doesn't think that Breidsan Drive can handle the traffic. Which access point Warner or Breidsan would contain the most traffic. The whole subdivision is here. Which entrance will have the most traffic. Will you widen Breidsan Hill Drive- it is barely wide enough for two cars. You need to survey the area in the cost of using Breidsan Hill Drive. Can you support the water that this subdivision would require?

Megan Rupperecht W9667 Homburg Lane why do we have to create this subdivision right against rural lots. Can you look at other options?

Gary Kiger W9609 Breidsan Hill Drive asked about if the town has been asked, has there been a traffic study, does the city intend to annex the properties?

Joe Haverkamp W9589 Breidsan Hill Drive. Has several concerns about the roads. The city should use city resources. Has concerns about stormwater run off.

Julie Kollwelter W9665 Homburg Lane. Pressure on schools. Studies don't show life time value of infrastructure. The city already has a lot of underdevelopment of lots in the city. We average 1.95 per units on lots. There is a farm on Warner Road. We bought this land because we wanted to live in the country.

Jesus Serne N9602 Warner Road. The traffic on Warner is very difficult on Sunday. We chose to live in the country.

Cliff Floerke W9616 Breidsan Hill Drive. The traffic. If you drive in Breidsan Hill Drive there are a lot of tight corners on the road. The size of the lots don't fit any of the lots around. This is more of a trailer park.

Raquel Serne N9602 Warner Road. There is no bus service on Warner Road currently. The traffic is very high. You see deer every day on Warner.

Dawsey-Smith I wanted to just note that residential development is consistent with future land use for the City of Whitewater. It would be important for future maps to show the city limits and where they end. Road access needs to be addressed. The sidewalk questions will need to be answered when the applicant comes back.

Parker stated that he has a couple concerns one being the sidewalk issue. Would hope that the Parks Department really looks at the parkland. Agrees a traffic study should be done.

Binnie asked about where the city limits are?

Stoneman stated that it is important that we have affordable single family homes in our community. I think we need to make sure we do a study on the roads to make sure they are safe.

Hicks stated a traffic study would be something we would want to look at. Lot sizes if it fits with those around.

Economic Director Becker stated that if they meet the requirements for the lot sizes would hinge on whether a rezone is approved or not.

Zoning Administrator Schwark stated this property is not currently zoned agricultural use. This property is actually zoned for one and two family residence district.

Binnie stated that this property is not currently zoned R-1s and so it would require a rezone.

Zoning Administrator Schwark confirmed that this was correct.

4. Update on Royal Hounds.

Zoning Administrator Schwark stated this is a brief update on Royal Hounds. Unfortunately, Royal Hounds has not started the construction of their project that was previously approved through a Conditional Use through the PARC. This means that their Conditional Use permit is now null and void and they can't proceed with construction without first coming back to obtain Conditional Use Approval.

5. Discussion and possible action regarding approval to proceed with negotiations to acquire real estate for right-of-way purposes at the southeast corner of Franklin Street and W Main Street.

Brad Marquardt, Director of Public Works had a council member ask for this at a council meeting to review the intersection of Franklin Street and W Main Street. Strand was consulted and they developed a plan to improve that turning movement for semis at that intersection. The first step to acquire the property is for PARC to approve.

Binnie asked if this is a truck route.

Brad confirmed it was.

Motion to approve to acquire property needed.

Motion made by Board Member Dawsey Smith, Seconded by Board Member Parker. Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Dawsey Smith

FUTURE AGENDA ITEMS

None.

NEXT MEETING DATE OCTOBER 13, 2025.

ADJOURNMENT

Meeting was adjourned at 6:57 p.m.

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

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Dawsey Smith