



Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190

*In Person and Virtual

Monday, May 11, 2026 - 6:00 PM

MINTUES

CALL TO ORDER

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

ROLL CALL

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.

ELECTION OF CHAIRMAN

Motion to nominate Neil Hicks as chairman.

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

Voting Yea: Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie

Voting Abstaining: Chairman, Councilmember Hicks

ELECTION OF VICE CHAIRMAN

Motion to nominate Lynn Binnie.

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

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick

Voting Abstaining: Vice Chairman Binnie

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 Committee 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 the Minutes of April 13, 2026.

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

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- 2. Discussion and possible approval of a Conditional Use Permit for Alcohol by the Drink for Jason Gessner d/b/a Fanatico Ristorante, LLC. Located at 162 W Main Street. Tax Parcel #/OT 00014.

Zoning Administrator Schwark provided a background regarding the application. They recently changed ownership.

Motion to approve with planner's recommendations

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, Board Member McCormick, Vice Chairman Binnie

- 3. Discussion and possible approval of a Conditional Use Permit for Automotive Sales and Repair shop for Jordan Green. Located at 415 E Main Street. Tax Parcel #WUP 00269.

Zoning Administrator Schwark provided a background on application.

Brad Marquardt provide information on parking.

Jordan Green applicant answered questions of the board.

Motion to approve with planner's recommendation no more than 9 vehicles be parked and that they be located on the concrete pads and no vehicles that are inoperable to be parked on the street.

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

- 4. Discussion and possible approval of a Conditional Use Permit for Alcohol by the Drink for DRA, LLC Located at 214 W Whitewater Street. Tax Parcel #/OT 00144.

Zoning Administrator presented the application.

Motion to approve with Planner's Recommendations

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, Board Member McCormick, Vice Chairman Binnie

- 5. Discussion and possible approval of a Land-Split Plat and CSM for Robert Shannon Quast Trustee of property located at 630 S Wisconsin Street. Tax Parcel # /WUP 00288D.

Parker excused himself from this item.

Zoning Administrator provided a background on the application. Needs to go to Common Council.

Bob Quast trustee for 630 S Wisconsin Street answered the questions of the board members. Asked for lenience for the removal of the shed.

Ted Kujanski 676 S Wisconsin provided a statement and concerns about the project.

Teresa Parker 708 S Wisconsin had a questions regarding the CSM and sidewalks.

Brad Marquardt provided information regarding sidewalks.

Motion to approved CSM with Planner's recommendation if they CSM is finalized with county that the shed on lot 4 be removed in one year time unless a new construction permit pulled.

6. Discussion and possible approval for a Conditional Use Permit for Outside Storage and Site Plan Review to be located at Howard Road and Greenway Court. Tax Parcel Id #'s /A444300002 and /A444200002.

Zoning Administrator Schwark provided the application background.

Binnie asked if BZA would be required.

Larry Chapman answered board member questions.

14 feet for height

6 to 8 p.m.

Limited yard lighting

Motion to approval with Planner's recommendation to be a maximum of 14 ft and hours of operations from 6am to 8 pm and yard lighting to match hours of operations for perimeter lighting. Perimeter lighting can be reviewed by staff.

Motion made by Chairman, Councilmember Hicks, Seconded by Board Member McCormick.

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

CONSIDERATION/DISCUSSION/REPORTS

7. Discussion and possible recommendation to Common Council the sale of Parcel # /A514100001 located on Starin Road. Known more commonly as Hospital Hill.

Mason Becker provided a background regarding the offer to purchase.

Jon Tanis answered the board questions.

Motion to recommend to common council the sale of Lot 1 of Hospital Hill.

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

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

8. Discussion and possible approval of a Special Plan Commission meeting for Monday, May 18, 2026 at 6:00 p.m. to review Lifetime Manufacturing, LLC Site Plan.

Motion to tentatively approved the May 18, 2026 special meeting.

Motion made by Chairman, Councilmember Hicks.

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

FUTURE AGENDA ITEMS

Parker- City attorney about driving by the locations but not talking to applicant in person

NEXT MEETING DATE JUNE 8, 2026

May 18, 2026

ADJOURNMENT

Meeting adjourned at 7:43 p.m.

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

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

To the City of Whitewater,

We appreciate the notice for proposed conditional use permit for outside storage located at Howard Rd. and Greenway Ct. We recently completed a new home build that is directly across from the proposed location. We ask that the commission consider the impact of lighting, noise, and landscaping on the homeowners in proximity to this proposed location.

There are several residences close to this site, and we hope that actions can be considered to mitigate the impact on residential neighbors. We would be extremely grateful for reduced lighting of any buildings and improved landscaping to balance this proposal with the full-time homeowners in the area.

Thank you for considering the residential impacts of this proposal and we appreciate any positive solutions to balance the needs of the area.

Sincerely,

Dale and Melissa Pinzino
N9488 Howard Rd
Whitewater, WI 53190