

PLANNING REQUEST

1. General Project Information:

Project Tax Key #: _____ Project
 Address 328 W. Main
 Project Title (if any): New Owners, Sign, Welding Venee in B+D, Remove fence (partial)

2. Applicant, Agent & Property Owner Information:

Applicant's Name: MARK & KAREN BARBAR Company: Hamilton House Whitewater
 Street Address: 328 W. MAIN ST City/State: Whitewater, VT
 Zip: 53190
 Telephone: () 336-488-4186 Email: Hamilton House whitewater@gmail.com

Agent: _____ Company: _____
 Street Address: _____ City/State: _____
 Zip: _____
 Telephone: () _____ Email: _____

Owner, if different from applicant: _____
 Street Address: _____ City/State: _____
 Zip: _____
 Telephone: () _____ Email: _____

3. Planning Request (Check all that apply)

- Site Plan and Architectural Review _____ \$150.00 plus \$0.05 per sq. ft. (Floor Area) + .
- Conditional Use Permit _____ \$275.00
- Rezone/Land Use Amendment _____ \$400.00
- Planned Unit Development _____ \$500.00 (SIP)
- Preliminary Plat _____ \$175.00
- Final Plat _____ \$225.00
- Certified Survey Map _____ \$200.00 plus \$10.00 per lot
- Project Concept Review _____ \$150.00
- Joint Conditional Use Permit & Certified Survey Map _____ \$500.00 plus \$10.00 per lot
- Joint Rezoning & Certified Survey Map _____ \$500.00 plus \$10.00 per lot
- Joint Site Plan & Conditional Use _____ \$350.00 plus \$0.05 per sq. ft. (Floor Area)
- Board of Zoning Appeals/Adjustment _____ \$300.00

\$639 Paid - Total per call with Lana 11/7/24

Note: Proposed closing date 12/9/24:
New Owners current address:
1162 Bradley Rd
Pinnacle, NC 27043

11/13/24 Call from Allison
Change request categories
\$275.00 Conditional Use
\$500.00 Planned Unit Dev.
\$775.00 Total
639.00 Paid 11/1/24
\$136.00 DUE



www.whitewater-wi.gov
Telephone: 262-473-0144

Office of Neighborhood Services
312 W. Whitewater St.
Whitewater, WI 53190

CONDITIONAL USE PERMIT APPLICATION

I, (We)the undersigned owner(s)/agent do hereby petition the Plan Commission to grant a Zoning Amendment.

1. Address and legal description of the subject site (attach a separate sheet if necessary):

Hamilton House
328 W. Main St
Whitewater, WI 53190

2. Tax Parcel #: OT 00036

3. Zoning District: _____

4. Requested Conditional Use: Single family home, B+B, Wedding Venue

5. Petitioner's interest in requested Conditional Use Permit:
Owner

6. List type and number of structures, proposed operation or use of the structure(s) or site, number of employees, parking, etc.:

Use existing structures + parking
Historic House for home, B+B, weddings
9 parking places and storage shed
Small weddings (less than 50 guests)
No employees - hire contract labor to help with
weddings + cleaning.
Sign - replace



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312 W. Whitewater St.
Whitewater, WI 53190

Property Owner

Karen L. Barbar

Signature

KAREN L. BARBAR

Printed Name

Address 1162 BRADLEY RD

PINNACLE, NC 27043

Phone & Email 336-488-4186

Hamilton HouseWhitewater@gmail.com

Owner's ~~Account~~

Mark Barbar

Signature

MARK D. BARBAR

Printed Name

Address same

Phone & Email 828-400-9533

HamiltonHouseWhitewater@gmail.com

For Office Use Only

Zoning # _____

Application Review By: _____ Date: _____

Date Filed: _____ Dates Published: _____ Date Notices

Mailed: _____

PLAN COMMISSION RECOMMENDATION: _____ DATE _____



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Office of Neighborhood Services
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Whitewater, WI 53190

Plan of Operations

Property Information

Property Tax Key #

OT 00036

Property Address

328 W. MAIN ST.

Tenant Information

Previous Business Name

HAMILTON HOUSE B+B

Years in Operation

30 (B+B SINCE 1994)

Property Owner

MARK & KAREN BARBAR

New Business Name

HAMILTON HOUSE - WHITEWATER

Owner Mailing Address

328 W. MAIN ST

Name of Operator

MARK & KAREN (KARI) BARBAR

City, State and Zip Code

WHITEWATER, WI
53190

Operator's Mailing Address

SAME

Owner's Phone #

336-488-4186

Operator's City, State and Zip Code

SAME

Owner's Email

HAMILTON HOUSE WHITEWATER@gmail.com

Operator's Phone # and Email - same

New Business Use/Operation Information

Description of Business Use or Operations				Single Family Home, B+B, Wedding Venue			
Previous Use of Space		Hours of Operations (Weekdays)		Hours of Operations (Weekends)		Weddings: 15/year Sat. 10am-11pm	
Single Family Home, B+B		B+B: Fri Overnight		B+B: Sat. Overnight			
Total Area Space (SQF)	# Toilet Fixtures	# Full Time Employees	# Part Time Employees				
5726	8	Ø	Ø				
Customer Seating	Seating Capacity	Total Employee Hours Per Year (include yourself if self-employed)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	50	300 hours					
Sprinkler System			Hazardous/Flammable Chemicals used/stored				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes (Must attach MSDS sheets) <input checked="" type="checkbox"/> No				

Specified Use of Property and Building(s)

Building A - Single Family Dwelling, B+B, Weddings

Building B

Building C

Will there be any problems resulting from this operation such as: (Check all that apply)

- Odors
- Smoke
- Noise - 18" walls - no issue
- Light - Soft Lighting on house & sign
- Vibrations
- None

Parking

Dimension of parking lot	Number of Spaces available
Parking lot construction	Type of Screening
<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Fencing (existing) <input checked="" type="checkbox"/> Plantings "
30' x 60'	
Is employee parking included in "number of spaces available"?	
N/A	

Note: Plan to remove fence - except along property line by house next door

- Yes
- No

Signage (Separate Sign Permit Application Needed)

Type(Check all that Apply)	Location of Signs <u>Front Yard</u>
<input checked="" type="checkbox"/> Free standing <input type="checkbox"/> Monument <input type="checkbox"/> Projecting <input type="checkbox"/> Awning/Canopy <input type="checkbox"/> Electronic Message <input type="checkbox"/> Pylon <input type="checkbox"/> Arm/Post <input type="checkbox"/> Window <input type="checkbox"/> Mobile/Portable or Banner <input type="checkbox"/> None <input type="checkbox"/> Other _____	<u>Replace existing sign</u> <hr/> <hr/> <hr/>

Entertainment

Is there any type of music in this proposal?

- Yes (**Separate License from Clerk's Office Required**)
- No

Live When will this be offered to customers

- Monday
- Tuesday
- Wednesday
- Thursday
- Friday
- Saturday
- Sunday

What time (s) will this be offered 4:00-11:00pm

4:00-5:00pm Inside or Outside Soft Ceremony music

5:00-11:00pm Inside Only Background & Dance Music Owners control music (DJ) or live string instruments (No outside DJs)

Outdoor Lighting

Type	<u>Solar lights on sign at dusk</u>
Location	<u>Soft lighting on house</u> <u>String lights along roof</u>

Utilities

Will you be connected to City (Check all that apply)	Is there a private well on-site?	Types of Refuse Disposal
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private
Approval Date by the Department of Natural Resources of the well for proposed use <u>/ N/A /</u>		
Approval Date by the County Health Department for existing septic system <u>/ N/A /</u>		
What types of sanitary facilities are to be installed for the proposed operation <u>No new installations</u>		
Surface water drainage facilities (describe or include in site plan) <u>See previous owner's plan on file</u>		

Licenses/Permits

Is a highway access permit needed from the State, County or local Municipality? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is a cigarette license required?(Separate license from Clerk's Office) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is a liquor license required? (Separate license from Clerk's Office) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>
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Permitted Property Uses

Please check **all** that apply

Single Family Dwelling

- Two Family Dwelling
- Modular Home
- Manufactured Home
- Second or greater wireless telecommunication facility
- Home occupations/professional home office for nonretail goods and services no customer access
- Multi-Family Dwellings
- Art, Music and School supply stores and galleries
- Antique, collectible and hobby craft shops
- Automotive and related parts stores, without servicing
- Hotel and motels
- Small appliance repair stores, computer or software sales and service
- Barbershops/Beauty Parlors
- Liquor stores without drive-thru facilities
- Resale shops
- Professional and Business offices
- Self-service laundries and dry-cleaning establishments
- Stationery stores, retail office supply stores
- Movie theaters

Tourist homes and bed and breakfasts

Bakeries or candy stores with products for sale on premise only *Wedding cake*

- Appliance repair stores, including computer sales and service

Coffee Shops

Cultural arts centers and museums

HISTORIC HOME

- Post Offices

Ice cream shops and cafes

COMMERCIAL FOOD LICENSE

- Toy stores
- Agricultural services
- Lumberyards, building supply stores and green houses
- Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- Research facilities, development and testing laboratories, including testing facilities and equipment
- Retail sales and services linked to manufacturing or warehousing
- Production, or processing, cleaning, servicing, testing or remailer of materials, goods or products limited to the following uses, products, components, or circumstances:
 - Electronic and electrical products instruments,

- Banks and other financial institutions without drive-thru facilities
- Camera and photographic supply stores
- Caterers
- Clothing, shoe stores and repair shops
- Clinics medical and dental
- Department stores
- Drug stores
- Florist shops
- Food and convenience stores without gasoline pumps
- Furniture stores
- Hardware stores
- Insurance agencies
- Jewelry stores
- Meat markets
- Paint, wallpaper, interior decorating and floor covering stores

Restaurants without drive-thru facilities

WEDDING FOOD

- Sporting goods stores
- Variety stores
- Charitable or nonprofit institution and facilities
- Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical plumbing, general contracting) provided that there are no significant environmental emissions (odor or waste)
- Catalog and e-commerce sales outlets

- Day spas

Gift Shops

- Public parking lots
- Tourist information and hospitality centers
- Dance Studio
- College and Universities
- Private recreation facilities
- Freight terminals, trucking servicing and parking, warehousing and inside storage
- More than one principal structure on a lot when the additional building is a material and direct part of the primary business
- Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- Telecommunication centers (not including wireless telecommunications facilities)

WEDDING VENUE

- such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
- High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
- Laser technology, radiology, x-ray and ultrasound products, manufacturing and assembly
- Medical and dental supplies
- Optical, fiber optical and photographic products and equipment
- Orthopedic and medical appliances such as artificial limbs, brace supports and stretchers
- Products related to process design, process stimulation, computer hardware and software development, safety engineering
- Scientific and precision instruments and components, including robotics

Permitted Conditional Uses

Please check **all** that apply

- Planned Residential Development
- Home Occupations/Professional Home offices requiring customer access
- First Wireless telecommunications facility located on alternative structure only
- Bed and Breakfast establishments
- Attached townhouse dwellings up to four units per building
- Conversion of existing single-family dwellings to two-family attached dwellings
- Public and semipublic uses **WEDDINGS + B+B**
- Professional business offices in a building where principal use is residential
- Multifamily dwellings and attached dwellings, over four units (new construction only)
- Fraternity or sorority houses and group lodging facilities
- Any building over forty feet
- Planned Development
- Conversion of existing structures resulting in more dwelling units
- Conversion of existing units with less than five bedrooms to five or more bedrooms
- Dwelling units with occupancy of six or more unrelated persons
- Entertainment establishments, including clubs but excluding adult entertainment
- All uses with drive-in and drive-thru facilities
- Automobile and small engine vehicle sales and rental facilities
- Automobile repair and service
- Car washes
- Taverns and other places selling alcoholic beverages by the drink
- Gasoline service stations, including incidental repair and service
- Daycare centers, adult, child and doggie
- Funeral homes and crematory services
- Large Retail and Commercial Service Developments
- Liquor or tobacco stores
- Motor Freight Transportation
- Wholesale trade of durable and nondurable goods
- Light manufacturing and retail uses
- Salvage yards

Signatures

By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use. Should an inspection be required, I agree to allow the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable State Statutes or Municipal Ordinances regarding my business and its lawful operations.

Applicant's Signature	Date	Inspector's Signature	Date
<i>Karen L. Barber</i>	<i>11/1/24</i>	<i>Mark Barber</i>	<i>11/4/24</i>

CITY USE ONLY BELOW THIS LINE

Building Inspector		Zoning Administrator		
Date Received	Reviewed By	Date Received	Reviewed By	
____/____/____		____/____/____		
Occupancy	Occupancy Classification	Zoning of	Use	<input type="checkbox"/> By Right

Classification	Surrounding Units	Property	Permitted	<input type="radio"/> By CUP <input type="radio"/> PC Approval Required
<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	
Public Works		City Engineer		
<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	
Police Department		Fire Department		
<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	<input type="radio"/> Approved <input type="radio"/> Denied	Date ____/____/____	



Cost Recovery Certificate and Agreement

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ ~~1078.00~~ \$639.00
- B. Expected Planning Consultant Review Cost.....\$ _____ KB 11/7/24
- C. Total Cost Expected of Applicant (A+B).....\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? Yes No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Karen L. Barbar
 Signature of Applicant/Petitioner
KAREN (Kari) BARBAR
 Printed Name of Applicant/Petitioner
11/4/24
 Date of Signature

Mark D Barbar
 Signature of Property Owner (~~if different~~)
MARK BARBAR
 Printed Name of Property Owner (if different)
11/4/24
 Date of Signature



Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Applicant's Information:

Name of Applicant: MARK & KAREN (Kari) BARBAR

Applicant's Mailing Address: 1162 Bradley Rd Pinnacle, NC 27043 (current)
328 W. Main St. Whitewater, WI 53190 (after closing)

Applicant's Phone Number: 336-488-4186

Applicant's Email Address: Hamilton House Whitewater@gmail.com

Project Information:

Name/Description of Development: New sign, Setup as wedding venue

Address of Development Site: 328 W. Main St. Whitewater, WI 53190

Tax Key Number(s) of Site: OT 00036

Property Owner Information (if different from applicant):

Name of Property Owner: Same

Property Owner's Mailing Address: _____
