

City of Whitewater Planning & Architecture Committee Meeting

Meeting date: Dec. 9, 2024

Purpose: Introduce new owners & share plans (SIP) for Hamilton House
328 W. Main Street. Whitewater, WI. Planned property closing date: 12/2/24

New Owners Names: Mark & Karen Barbar (Friends call me Kari)

We are moving from North Carolina to Wisconsin with 3 goals:

1. Be closer to family - our son & his wife live in DeForest, WI and are expecting their first child in February. Our daughter & her husband had our first grandbaby in Dec. 2023 in Ohio. We also have family in Michigan & Indiana. We are excited to be closer.
2. We look forward to preserving the beautiful historic Hamilton House and joining the Whitewater community. We appreciate the wonderful, warm welcome from the current owner, Gloria Buley, and others we have met.
3. We would like to host elegant small weddings at Hamilton House and continue to offer overnight accommodations to attract others to this wonderful community.

Our Background

We currently own Pilot Mountain Vineyards wedding venue in Pinnacle, NC. We really enjoy hosting weddings and sharing the joy of the special day. We understand the laws & requirements in NC having lived in NC over 30 years. We want to comply with regulations in our new home state of Wisconsin and partner with other local organizations.

Support we need from Committee

Advice & approval to comply with Whitewater & State of Wisconsin requirements:

1. Continuation of B&B approvals needed to offer overnight accommodations
2. Zoning approval for use of Hamilton House as a wedding venue
3. Appropriate catering license to prepare & serve food at weddings
4. Class B licenses to serve wine/liquor and beer at weddings and overnight guests.
5. Approval for handicap access to historic building, once designed.(future meeting)
6. Replace sign in front yard (separate form to be submitted once designed)

Thank you for talking with us via Zoom since we need to be in NC to host weddings on Dec 7th & 14th. We have a wonderful staff that will be taking over our NC venue in 2025 until we sell that property. We plan to move to Wisconsin on Dec. 18th and look forward to meeting you in person soon.

Next steps

- Legally establish "Hamilton House Whitewater, LLC" (complete 11/12/24)
- Establish federal tax id for new LLC (complete 11/13/24)
- Register LLC with Wisconsin Dept of Revenue for sales tax payments (complete 11/13/24)
- Take Wisconsin SafeServ classes for alcohol and food service
- Submit form AB-200 for beer and wine/liquor license
- Submit forms to Wisconsin health department for food service
- Design handicap entrance and review with City of Whitewater architecture committee (2025)

We will return in future meetings with more details as our plans develop.

Thank you again for the warm welcome, Mark & Kari

Specific Implementation Plan (SIP)

Gmail from Allison Schwark 11/14/24

Planned Unit Development Ordinance Section 19.39.050 Step 2

1. Detailed Plans
 - a. Land division - Not applicable (NA)
 - b. Multi-lot PD - NA
 - c. Elevations - NA
 - d. **Signage plans** - replace existing sign without words B&B. Similar size and location. Design in 2025 and submit required forms at that time.
 - e. Storm water/drainage - NA
 - f. **Arrangements** - Hamilton House Whitewater, LLC formed 11/12/24 to manage approval of plans to ensure compliance. Mark & Karen are 50/50 member/managers.
2. Plan review by committee - scheduled for 12/9/24
3. Timing - need to submit signage and handicap plans within 1 year (Dec, 2025) and complete within 2 years (Dec, 2026)

4. Plan Commission Considerations
 - a. Vegetation & topography - plan to remove large bush by patio and trim or remove small tree by front door to make beautiful historic house more visible to people going by.
 - b. Value of proposed project - as an elegant wedding venue we plan to host 10-15 events/year that will bring business to Whitewater for other vendors like photographers, florists, hair stylists, overnight accommodations, food establishments, musicians, etc.
 - c. Impact on traffic/parking - as a small venue (less than 50 guests) we expect a need for 10-25 parking places since guests usually arrive 2-4 per vehicle. There are 9 spaces at Hamilton House. There would be some usage of parking at the Arts building next door and other public parking places.
 - d. Impact on City water supply, sewer, drainage - minimal impact - 50 guests for 10-15 events/year. Most likely on Saturdays.
 - e. Impact to other businesses - no other wedding venues in Whitewater. Benefit to other services per item b.
 - f. Preservation of open space - we want to maintain the lovely grounds and enhance with more flowers for weddings.
 - g. Compactness - NO change planned to existing buildings. The interior needs minimal changes. Remove furniture in parlors to allow for seating for indoor ceremony. Remove bed & some furniture to allow space for dressing rooms.
 - h. Different uses - we plan to continue to offer overnight accommodations and add weddings for guests of all ages and social groups.
 - i. Preservation - we are honored to own this beautiful 1880 historic home. We plan to preserve its rich history for generations to come with a business that will share it with others.
 - j. Environmental features - solar lighting planned for new sign
 - k. Master plan - be a vibrant part of Whitewater community