



Plan & Architectural Review Meeting

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

Monday, April 13, 2026 - 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairman, Councilmember Neil Hicks
Board Member Bruce Parker
Board Member Tom Miller
Board Member Marjorie Stoneman
Vice Chairman Lynn Binnie
Board Member Sherry Stanek

ABSENT

Board Member Carol McCormick

STAFF

Mason Becker, Community Development Director
Allison Schwark, Zoning Administrator
Llana Dostie, Zoning Specialist

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 Stanek, Seconded by Board Member Miller.

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

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 Minutes of March 9, 2026.
 Binnie had two corrections to minutes March 9 **be the** eliminate. PARC
 March 30, 2026 Todd Rizzo architect add more identification info
 Motion made by Vice Chairman Binnie, Seconded by Board Member Stanek.
 Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Vice Chairman Binnie, Board Member Stanek
- 2. Approval of Minutes of March 30, 2026 Special Meeting.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

- 3. Discussion and possible approval of a Conditional Use Permit for Sale of Alcohol by the Drink located at 204 W Main Street, Parcel ID #/OT 00026 for Jerman Properties LLC.
 Aftin Hill provided a background on the application.
 Jeffrey Schellpfeffer, operator of Ground Zero stated occupancy has been assigned already at 175.
 Motion to approval with planner's recommendations.
 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, Vice Chairman Binnie, Board Member Stanek
- 4. Discussion and possible approval of a Conditional Use Permit for an Adult Daycare located at 1202 E Bluff Road for Kori Gainey d/b/a Camp Buckaroos. Tax Parcel # /A323600001
 Aftin provided a background for application.
 Stanek asked about if there would be more than 1 restroom.
 Parker asked if the building inspector had reviewed this yet.
 Motion to approve the conditional use with planner's recommendations
 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, Vice Chairman Binnie, Board Member Stanek
- 5. **ITEM REMOVED DUE TO PUBLICATION REQUIREMENT**
 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.
- 6. Discussion and possible recommendation to Common Council the creation of a Razing Buildings Ordinance.
 14.110 third line typographical ether change to either

Parker asked about concrete floor of foundation. And retracted his question since it is further in the paragraph.

David Stone 303 Ann Street 14.17.080 request. Would like the ability to appeal to common council.

Motion to recommend to Council with typographical correction.

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

7. Discussion and possible recommendation to Council an ordinance creating section 19.09.291 Family Child Care Centers, and subsections 19.19.030 (H), 19.33.030 (T), and 19.48.020(E), amending subsections 19.15.030(H) and 19.18.030(H) to define permitted and conditional uses for Family Child Care Centers and Amending definition sections 19.09.177 and 19.09.173 Group Child Care Center and Adult Day Care Center.

Binnie state that he thinks that he needs to bring this to Steven.

Motion to postpone to have a opportunity to have discussion with City Attorney.

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

CONSIDERATION/DISCUSSION/REPORTS

8. Discussion and possible approval of a land split Certified Survey Map for Tax Parcel #/WUP 00305 located at 631 W Harper Street for Watson Family Trust.

Aftin provided background regarding the application.

Steve Watson 605 W Harper Street, owner stated there is an easement for lot 2.

Motion to approved CSM with Planner's Conditions.

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

9. Discussion and possible recommendation to Common Council the sale of Parcel #'s /A444300002 and /A444200002 located in the Whitewater Technology Park on Innovation Drive and Greenway Court.

Becker provided a background regarding offer to the purchase.

Binnie clarified his tech park comments from last meeting.

Parker asked about the Main Street parcel zoning.

Motion to recommend to Common Council sale of properties.

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, Vice Chairman Binnie, Board Member Stanek

10. Discussion and possible recommendation to Common Council the removal of the Deed Restrictions for the following Tax Parcel #'s /A503200002, /A323600001, /A323600002, /A503200001, /A410400001, /A410400002 /A414000003 and /A410400004 located along Bluff Road.

Becker provided a background regarding the deed restrictions. One of the restriction is residential building on the these partials.

Motion to recommend to council with correction of spelling error in word Declaration.

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

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

FUTURE AGENDA ITEMS

None

NEXT MEETING DATE MAY 11, 2026

ADJOURNMENT

Meeting was adjourned at 6:47 p.m.

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

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