Plan & Architectural Review Meeting

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

Monday, July 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 Marjorie Stoneman
Board Member Carol McCormick
Vice Chairman Lynn Binnie
Board Member Sherry Stanek

ABSENT
Board Member Tom Miller
Common Council Representative Gavin Kelleher

STAFF
Mason Becker, Community Development Director
Aftin Hill, Zoning Adminstrator designee
Llana Dostie, Zoning Specialist
Brad Marquardt, Director of Public Works

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.

Hicks requested that item number 10 be moved prior to item number 6.

Motion to approved agenda with the requested change.

Motion made by Vice Chairman Binnie, Seconded by Board Member Stanek.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Stoneman, Board Member McCormick, 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 June 1, 2026 Special Meeting Minutes.

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

2. Approval of June 8, 2026 Minutes

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

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

3. Discussion and recommendation to Common Council the vacation of the public platted unnamed alley west of North Jefferson Street, North of East Main Street and South of East North Street.

   Brad Marquardt, Public Works Director provided a background as to why the vacation of the alley is being requested.

   Motion to recommend to Common Council the vacation of the public platted unnamed alleyway.

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

4. Discussion and possible approval for a Conditional Use Permit and Site Plan Review for Dan Legge for a detached garage of 2,263.2 square feet. Located at 212 South Esterly Street-Parcel #: /A288100003.

   Board Member Hicks recused himself from this matter.

   Zoning Administrator Designee Hill provided a background of the application.

   Randall Aschbrenner, Project Manager Legge Construction provided a a background to the owners plans for the structure.

Motion to deny the conditional use for the 2,263 square foot detached garage due to the size and would set a precedent.

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

5. Discussion and possible approval of a Conditional Use Permit for Danielle Parsell d/b/a Flowing Well Saloon for alcohol by the drink. Located at 132 West Center Street. Parcel Id # /OT 00065.

Zoning Administrator Designee Hill provided a background to the application.

Board member McCormick had a question about the site plan.

Applicant answered the question.

Zoning Specialist Dostie answered question regarding entertainment license. And provide background that owner drew stie plan.

Motion to approved Conditional use for alcohol by the drink.

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

CONSIDERATION/DISCUSSION/REPORTS

6. Review and Discuss a concept plan for Seven Brew Coffee to be located at the former Bicyclewise location at 1155 W Main Street. Tax Parcel # /L 00007.

Zoning Administrator Designee Hill provided a background as to the concept plan application.

John Thorsen the developer, Elm Grove, Jonathan and Kayla Lipncot answered Board member questions.

Board asked the applicant to look at landscaping, snow removal and traffic study.

7. Discussion and Possible Approval for an Amended Site Plan Review for parking lot modifications for Lavelle Industries. Located at 1215 N Universal Blvd, Parcel # /A521000001.

Zoning Administrator Designee Hill provided a background to the application. The applicant's site plan was previously approved this is just an amendment.

Jacob Breckler provided additional information and answered Board member questions.

Motion to approve amended site plan with planner's recommendations.

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

8. Review and Discuss with Attorney Steven Cheseboro regarding limitations relating to site visitation and role of commission members.

Attorney Cheseboro provided information regarding site visits and answered board member questions.

Parker read off his google search regarding plan commission members and site visits and what is allowed.

Board members asked further questions and comments.

Community Development Director Becker stated staff could come up with a notification for all agendas and bring back to the board at a future meeting.

9. Review, discuss and direct staff regarding Policy for Preliminary and Final Certified Survey Maps.

   Zoning Specialist Dostie provided a background as to the policy creation.

   David Stone commented on a concern as to some of the wording within the policy.

   Zoning Specialist Dostie stated that the concern regarding some of the approval language would be reworded.

10. Review and Discuss the notification of an application to Landmark the Stone Stable, located in Municipal Parking Lot A.

    Zoning Specialist Dostie provided a background that the Landmarks commission has received an application to landmark the Stone Stable is City owned property and Plan Commission is one of the bodies that needs notification of the public hearing.

FUTURE AGENDA ITEMS

NEXT MEETING DATE AUGUST 10, 2026.

ADJOURNMENT

Meeting adjourned at 7:30 p.m.

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