

CONDITIONAL USE APPLICATION CHECKLIST

Applicant

1. Fill out Plan Request, Conditional Use Application, Cost Recovery Certificate and Agreement. A digital copy of all submittal material:
 - a. Application Forms
 - b. Landscape plan indicating location, type and size of materials (Please review Landscaping Guidelines)
 - c. Stormwater and Erosion Control Applications (if necessary)
 - d. Lighting (Photometric) Plan
 - e. Add any other materials you feel are pertinent
2. Application shall include the following Plan requirements:
 - a. All plans shall be drawn to scale and show all sides of the proposed building.
 - b. All plans will exhibit property exterior building materials and colors to be used.
 - c. All plans will exhibit proposed/existing off-street parking stalls and driveway/loading docks.
 - d. Building elevations must include the lot on which the structure is to be built and the street(s) adjacent to the lot.
3. Submit fee to City of Whitewater using payment link
<https://www.paymentservicenetwork.com/PaymentPage.aspx?acc=RT28287>
4. **ALL FORMS NEED TO BE EMAILED TO: ldostie@whitewater-wi.gov**

City Building Inspector/Zoning Administrator

1. Review application for accuracy and all required information
2. Staff will review information for conformance to Ordinances
3. Engineer will review Stormwater and Erosion Control Plans
4. Landscape Plan will be reviewed Urban Forestry Commission
5. When application is complete and approved by all Staff it will then be forwarded to Neighborhood Services Administrative Assistant.

Zoning Specialist

1. Conditional Use notice will be published in the local newspaper for two-week period with a one week waiting period for a total of three weeks prior to scheduled public hearing.

2. Conditional Use notice will be mailed to property owners that abut the property and those that are within 300 feet minimum/and or further distance at the discretion of zoning administrator from the property.
3. Public Hearing for Conditional Use will be scheduled for the next Plan Commission meeting after notice has appeared in the newspaper for two weeks.

Process

1. Plan Commission considers applicant's request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the matter is forwarded as is for the second appearance for approval/denial of the final site plan.

NOTE: Plan Commission normally meets the second Monday of each month at 6:00 p.m. If a public hearing is required, it will be scheduled at the beginning of the Plan Commission meeting.

Urban Forestry Commission normally meets quarterly the fourth Monday of each month at 5:30 p.m. or as needed to review plans

Llana Dostie, Zoning Specialist
262-473-0144
ldostie@whitewater-wi.gov

Allison Schwark, Zoning Administrator
Municipal Code Enforcement
262-249-6701
mcodeenforcement@gmail.com

PLANNING REQUEST

1. General Project Information:

Project Tax Key #: OT 00014 Project Address 162 W Main St. Whitewater,
 Project Title (if any): _____

2. Applicant, Agent & Property Owner Information:

Applicant's Name: Jason Gessner Company: Fanatico Ristorante, LLC
 Street Address: [REDACTED] City/State: [REDACTED] Zip: [REDACTED]
 Telephone: () [REDACTED] Email: [REDACTED]
 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
- Comprehensive Plan Amendment \$400.00
- Planned Unit Development \$500.00
- 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 Area) \$350.00 plus \$0.05 per sq. ft. (Floor Area)
- Board of Zoning Appeals/Adjustment \$300.00

4. TRANSLATION SERVICES

Will Translation services be needed during the Meeting

- Yes
- No

If Yes, please specify the language required _____

5. Specific Project Information:

Current Zoning District(s): _____ Proposed Zoning District(s): _____

Current Land Use: _____ Proposed Land Use: _____

Gross Site Area: _____

Current Number of Lots: _____ Proposed Number of Lots: _____

CONDITIONAL USE PERMIT APPLICATION

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

1. Requested Conditional Use: (Check all uses applying for)

- 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
- 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

New Business Use/Operation Information

Description of Business Use or Operations EXISTING Italian Restaurant			
Previous Use of Space Existing Italian Restaurant		Hours of Operations (Weekdays) T-F 4p-9p & S-S 11-8p	Hours of Operations (Weekends)
Total Area Space (SQF) 3000	# Toilet Fixtures 3	# Full Time Employees 4	# Part Time Employees

Customer Seating <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Seating Capacity	Total Employee Hours Per Year (include yourself if self-employed)
Sprinkler System <input type="checkbox"/> Yes <input type="checkbox"/> No	Hazardous/Flammable Chemicals used/stored <input type="checkbox"/> Yes (Must attach MSDS sheets) <input type="checkbox"/> No	

Specified Use of Property and Building(s)

Building A
Building B
Building C
Will there be any problems resulting from this operation such as: (Check all that apply) <ul style="list-style-type: none"> <input type="checkbox"/> Odors <input type="checkbox"/> Smoke <input type="checkbox"/> Noise <input type="checkbox"/> Light <input type="checkbox"/> Vibrations <input type="checkbox"/> None

Parking

Dimension of parking lot <small>Public front & back</small>	Number of Spaces available
Parking lot construction <input type="checkbox"/> Asphalt <input type="checkbox"/> Concrete	Type of Screening <input type="checkbox"/> Fencing <input type="checkbox"/> Plantings
Is employee parking included in "number of spaces available"? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Signage (Separate Sign Permit Application Needed)



www.whitewater-wi.gov
 Community Dev. Director: 262-473-0148
 Economic Dev. Coordinator: 262-473-0345
 Zoning Specialist: 262-473-0144

Community Development Department
 312 W. Whitewater St.
 Whitewater, WI 53190

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

Outdoor Lighting

Type _____



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Community Development Department
 312 W. Whitewater St.
 Whitewater, WI 53190

Location
 Existing Location: [REDACTED]

Utilities

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

Licenses/Permits

Is a highway access permit needed from the State, County or local Municipality? <input type="checkbox"/> Yes <input type="checkbox"/> No	Is a cigarette license required?(Separate license from Clerk's Office) <input type="checkbox"/> Yes <input 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
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Applicant's Signature Jason Gessner

Date: 03/24/2026

Cost Recover Certificate and Agreement

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant’s request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant’s request shall be recoverable, including by not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION

PROJECT NAME Fanatico Ristorante

PROJECT ADDRESS [REDACTED]

APPLICANT INFORMATION

NAME Jason Gessner

MAILING (BILLING) ADDRESS [REDACTED]

PHONE [REDACTED]

EMAIL _____

ATTORNEY INFORMATION

NAME _____

PHONE _____

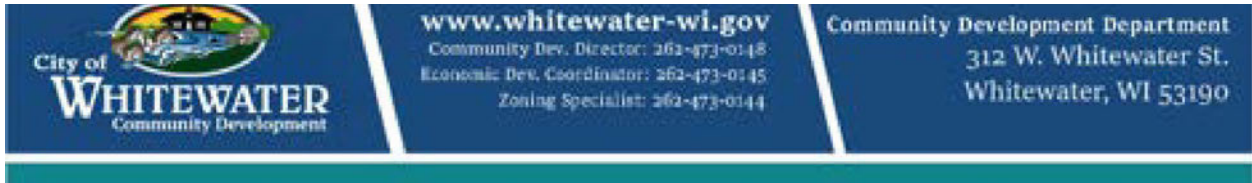
EMAIL _____

SIGNATURE OF APPLICANT

 Dated this 23 day of March, 2026

Note to Applicant:

The City Engineer, Attorney and other City professionals and staff, if requested by the City to review your request, will be billed for their time at an hourly rate which is adjusted from time to time by agreement with the City. Please inquire as to the current hourly rate you can expect from this work. In addition to these rates, you will be asked to reimburse the City for those additional costs set forth in 19.74.10 and 16.04.270 of the Municipal Code.



City Administration

Hourly Rate Shall Not Exceed

Community Development Director:	Mason Becker	\$59.53
Director of Public Works:	Brad Marquardt	\$79.73
Director of Finance:	Rachelle Blich	\$72.71
Clerk:	Heather Boehm	\$43.91
Deputy Clerk:	Tiffany Albright	\$29.64
Zoning Specialist	Llana Dostie	\$41.70

City Attorney

Attorney Steven Cheseboro		\$89.41
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City Engineer

Strand and Associates		\$247.63
Primary Contact: Mark Fischer		

City Planners and Zoning Administrator

Primary Contact: Allison Schwark		\$50.00
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