



Plan & Architectural Review Meeting

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

Monday, October 09, 2023 - 6:00 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.

Plan and Architectural Review Commission
Oct 9, 2023, 6:00 – 7:30 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.

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Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

MINUTES

CALL TO ORDER

Was called by Chairman Miller at 6:00 p.m.

ROLL CALL

Present: Andrew Crone, Neil Hicks, Carol McCormick, Tom Miller, Bruce Parker, Brian Schanen and Sherry Stanek.

HEARING OF CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF THE PLAN & ARCHITECTURAL REVIEW COMMISSION MINUTES OF AUGUST 14, 2023

1. Minutes for August 14, 2023 Plan Commission Meeting

McCormick motioned for Approval of August 14, 2023 minutes with a second from Schanen. Ayes: A. Crone, N. Hicks, C. McCormick, T. Miller, B. Parker, B. Schanen and S. Stanek. Nays: None. Motion passed unanimously.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Site Plan Review and Possible Approval of a Proposed Dollar Tree Store to be located at the corner of Indian Mound Parkway and W. Main Street. Parcel #/A503300001.

Consideration of a commercial building located at the corner of Indian Mound Parkway and W. Main Street, parcel number /A503300001. from Dollar Tree answered questions. Hicks made a motion to approve with the following conditions:

Landscaping plan to be reviewed by Urban Forestry Commission
Lightening Plan sent to city staff for review
Driveway entrance reduced to 35 feet
Stormwater Plan sent to City
Pedestrian sidewalk created

Motion was seconded by Parker. Ayes: A. Crone, N. Hicks, C. McCormick, T. Miller, B. Parker, B. Schanen and S. Stanek. Nays: None. Motion passed unanimously.

3. Public Hearing Regarding Consideration of A Conditional Use Permit (CUP) for A Proposed Fraternity House to be located at 1036 W. Main Street, Parcel # /WUP 000170 for Alpha Sigma Phi.

Consideration for a Conditional Use Permit (CUP) for a fraternity house for Alpha Sigma Phi to be located at 1036 W. Main Street, parcel number /WUP 000170. Brad Ceranske owner of the property was there to answer questions. Conditional Use Permit will be placed in the property owners name. Motion by Crone, seconded by Miller. Ayes: A. Crone, N. Hicks, C. McCormick, T. Miller, B. Parker, B. Schanen and S. Stanek. Nays: None. Motion passed unanimously.

4. Public Hearing Regarding Consideration of A Conditional Use Permit (CUP) for a Proposed Auto Repair Shop located at 648 S Janesville Avenue, Parcel # /T00022A for Jeremy D Meyer.

Consideration for a Conditional use Permit (CUP) for a auto repair shop located at 648 S. Janesville St, parcel number /T00022A for Jeremy D. Meyer. Michael Smith provided citizen comment about how the city needs to encourage small businesses and we need to make it easier for small business to open in Whitewater. Jeremy D. Meyer was present for questions. He asked his own about whether this process was necessary. Attorney McDonnell did state he had a chose we could go and look at what happen with the first CUP or he could continue with this application. Jeremy chose to continue with this one. Schanen motioned with the following conditions:

The conditional use permit shall run with the applicant and not the land. If the business is sold, the new owner/operator must return to the Plan Commission for approval of automobile repair and servicing.

For any storage of inoperable vehicles on the site, the applicant would need to request that the Common Council consider allowing this property to be eligible for an inoperable vehicle permit.

Painted designated parking stalls and stops by October 31, 2024.

Hicks seconded the motion. Ayes: A. Crone, N. Hicks, C. McCormick, T. Miller, B. Parker, B. Schanen and S. Stanek. Nays: None. Motion passed unanimously.

5. Public Hearing Regarding Consideration of A Conditional Use Permit (CUP) for first floor residential units located at 885 S. Janesville Avenue, Parcel # /A 285000001.

Consideration for a Conditional Use Permit (CUP) for first floor residential units located at 885 S. Janesville Avenue, parcel number /A285000001. Russell Walton the property owner was there to answer questions. Planners report did not recommend the first floor units due to the plans looked like the units occupied more than 50% of the first floor. Russell stated that the architect stated it did not. Planner was ok with recommending the plan if the architect provided the calculations and site plans to the city for review. Stanek motioned with the following condition:

The architect was to provide to the city and the planner the calculations for the first floor plans that show the total coverage is not more than 50% and site plans. Crone seconded the motion.

Ayes: A. Crone, N. Hicks, C. McCormick, T. Miller, B. Parker, B. Schanen and S. Stanek. Nays: None. Motion passed unanimously.

FUTURE AGENDA ITEMS

6. Review and possible approval for a Conditional Use Permit for 209 S Taft Street for second floor residential units. **November 13**
7. Site Plan Review and Possible Approval of Starbucks interior plan located at 1280 W Main Street. **November 13**
8. Rezoning of Mound Meadows from R-1 to R-2 for zero lot line duplexes. **To Be Determined**

NEXT MEETING DATE

9. Next Plan Commission Meeting is November 13, 2023

ADJOURNMENT

Meeting was adjourned by Chairman Miller at 7:10 p.m.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to:

c/o Neighborhood Services Director
312 W. Whitewater Street
Whitewater, WI 53190
or ldostie@whitewater-wi.gov

DRAFT