



Special Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190

*In Person and Virtual

Monday, June 01, 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
Councilmember Gavin Kelleher

ABSENT

Board Member Tom Miller

STAFF

Mason Becker, Community Development Director
Allison Schwark, Zoning Administrator
Llana Dostie, Zoning Specialist
Brad Marquardt, Public Works Director

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 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, Councilmember Kellener

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 Council discusses that particular item.

None

CONSIDERATION/DISCUSSION/REPORTS

1. Discussion and possible approval of Site Plan and Certified Survey Map Review for Lifetime Manufacturing, LLC.

Zoning Administrator Schwark provided a background on Site Plan and CSM applicant application. This is the third meeting that the applicant presented to the Commission.

Board Member Stoneman asked applicant about stormwater and soccer fields.

Brad Marquardt, Director of Public Works Director answered stormwater question.

Board Parker asked about berming.

Motion to approved Site Plan with Planner's and Urban Forestry recommendations.

FUTURE AGENDA ITEMS

NEXT MEETING DATE

June 8, 2026

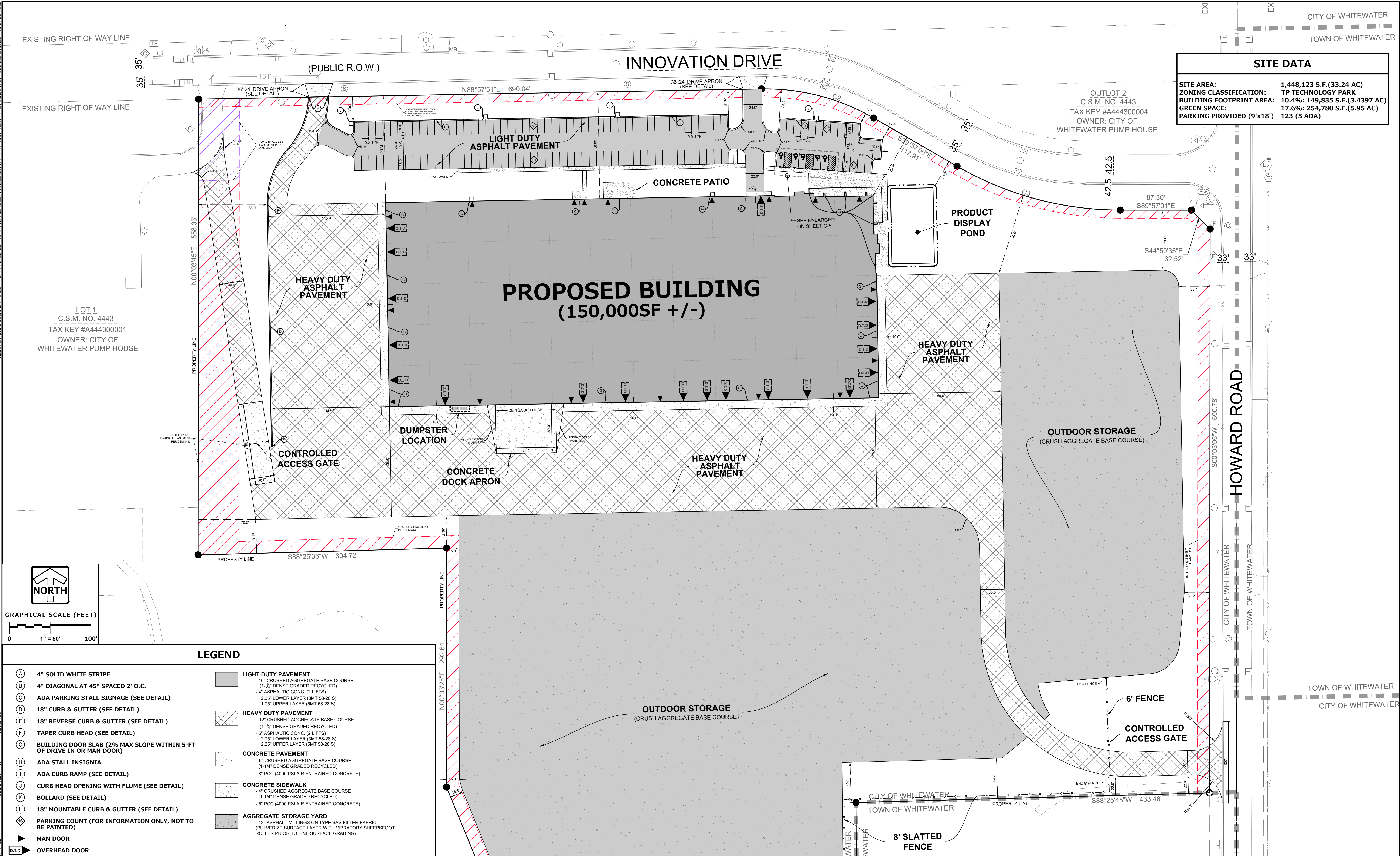
ADJOURNMENT

Meeting adjourned at 6:26 p.m.

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REVIEWED: DESIGNED: AREA: DRAFTED:

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SUMMERSET MARINE

WHITEWATER, WI

C-2 SITE PLAN 24x36

REVISIONS

1	PLAN COMMISSION	05/11/26		
2	REVISED PER COMMENTS	05/23/26		
3	REVISED PER BEDROCK	05/31/26		

REG JOB NO. 7103.00
REG PM AREA
PLAN DATE 05/04/26
SCALE

SHEET
C-2
OF
C-7

C-2 SITE PLAN 24X36

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DESIGNED: AEA
DRAFTED: D.T.D.
REVIEWED:

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C-3 SITE PLAN 24X36

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SW CORNER, NE 1/4
(NW CORNER, SE 1/4)
SEC. 3, T4N, R15E
(FOUND CONC. MON. W/
BRASS CAP)

OUTLOT 1
C.S.M. NO. 4443
TAX KEY #A444300003
OWNER: CITY OF
WHITEWATER PUMP HOUSE

GRASS

OUTDOOR STORAGE
(CRUSH AGGREGATE BASE COURSE)

LOT 1
C.S.M. NO. 1771
TAX KEY #DA177100001
OWNER: THOMAS &
CATHERINE WOJTKUNSKI
TRUST

6' FENCE

8' SLATTED
FENCE

8' SLATTED
FENCE

S88°25'36"W 2630.10'
SOUTH LINE OF THE NE 1/4 SEC. 3, T4N, R15E
N88°25'36"E 338.52'
N88°25'36"E 730.30'
S88°25'36"W 1827.76'

OUTLOT 1
C.S.M. NO. 4442
TAX KEY #A444200004
OWNER: CITY OF
WHITEWATER PUMP HOUSE

PARCEL 2
LOT 2
CSM 4442
357,577 SQ. FT.
OUTDOOR STORAGE
(CRUSH AGGREGATE BASE COURSE)
-VACANT-
NO BUILDINGS
OBSERVED

HOWARD ROAD
(PUBLIC R.O.W.)

GREENWAY COURT

6' FENCE

CONTROLLED
ACCESS GATE

6' FENCE

LOT 4
C.S.M. NO. 5249
TAX KEY # A524900004
OWNER: FAITH TANIS
PROPERTIES

LOT 1
C.S.M. NO. 5249
TAX KEY # A524900001
OWNER: FAITH TANIS
PROPERTIES

LOT 4
C.S.M. NO. 5249
TAX KEY # A524900004
OWNER: FAITH TANIS
PROPERTIES

SE CORNER, SE 1/4
SEC. 3, T4N, R15E
(CONC. MON. W/ BRASS CAP)

LEGEND

- (A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) TAPER CURB HEAD (SEE DETAIL)
(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT
OF DRIVE IN OR MAN DOOR)
(H) ADA STALL INSIGNIA
(I) ADA CURB RAMP (SEE DETAIL)
(J) CURB HEAD OPENING WITH FLUME (SEE DETAIL)
(K) BOLLARD (SEE DETAIL)
(L) 18" MOUNTABLE CURB & GUTTER (SEE DETAIL)

- (M) PARKING COUNT (FOR INFORMATION ONLY, NOT TO
BE PAINTED)
(N) MAN DOOR
(O) OVERHEAD DOOR

LIGHT DUTY PAVEMENT
- 10" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED RECYCLED)
- 4" ASPHALTIC CONC. (2 LIFTS)
- 2.25" LOWER LAYER (SMT 58-28 S)
- 1.75" UPPER LAYER (SMT 58-28 S)

HEAVY DUTY PAVEMENT
- 12" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED RECYCLED)
- 5" ASPHALTIC CONC. (2 LIFTS)
- 2.75" LOWER LAYER (SMT 58-28 S)
- 2.25" UPPER LAYER (SMT 58-28 S)

CONCRETE PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE
(1-1/4" DENSE GRADED RECYCLED)
- 8" PCC (4000 PSI AIR ENTRAINED CONCRETE)

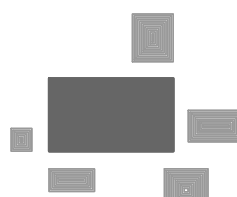
CONCRETE SIDEWALK
- 4" CRUSHED AGGREGATE BASE COURSE
(1-1/4" DENSE GRADED RECYCLED)
- 5" PCC (4000 PSI AIR ENTRAINED CONCRETE)

AGGREGATE STORAGE YARD
- 12" ASPHALT MILLINGS ON TYPE SAS FILTER FABRIC
(PULVERIZE SURFACE LAYER WITH VIBRATORY SHEEPSFOOT
ROLLER PRIOR TO FINE SURFACE GRADING)



GRAPHICAL SCALE (FEET)

0 1" = 50' 100'



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