



# City Of Whitewater

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## Site Plan Review Application Final

112 Questions

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### 1) Site Plan \*

212 S. Esterly Site Plan Option-2026.pdf

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### 2) Landscaping Plan \*

212 S. Esterly Site Plan Option-2026.pdf

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### 3) Lighting Plan \*

212 S. Esterly Site Plan Option-2026.pdf

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### 4) Other Information

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## Site Plan Application Checklist

### SITE PLAN APPLICATION CHECKLIST

Applicant

1. Fill out Planning Request Form and Plan of Operation Form. 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 (separate applications)
  - d. Lighting (Photometric) Plan
  - e. And any other materials
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 the City of Whitewater.

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 Plan Commission

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 the fourth Monday of the month at 5:30

p.m.

Llana Dostie, Zoning Specialist

262-473-0144

[ldostie@whitewater-wi.gov](mailto:ldostie@whitewater-wi.gov)

Allison Schwark, Zoning Administrator

Municipal Code Enforcement

262-249-6701

[mcodeenforcement@gmail.com](mailto:mcodeenforcement@gmail.com)

## 5) Parcel Tax Key #

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## 6) Project Address \*

212 S. Esterly St Whitewater

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## 7) Project Title (if any):

212 S. Esterly New Garage

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## Applicant, Agent & Property Owner Information

### 8) Applicant's Name \*

Dane Legge

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### 9) Applicant's Company \*

[REDACTED]

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### 10) Address \*

[REDACTED]

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### 11) City \*

[REDACTED]

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### 12) State \*

[REDACTED]

---

### 13) Zip Code \*

[REDACTED]

---

**14) Phone number \***

[REDACTED]

---

**15) Email Address \***

[REDACTED]

---

**16) Agent's Name**

Randall Aschbrenner

---

**17) Agent's Company**

[REDACTED]

---

**18) Address**

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**19) City**

---

**20) State**

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**21) ZIP code**

---

**22) Phone Number**

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**23) Email**

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**24) Owner's Name (if Different from applicant)**

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**25) Address**

---

**26) City**

---

**27) State**

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**28) Zip Code**

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**29) Phone Number**

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**30) Email Address**

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### 31) Planning Request (check all that apply) \*

☒ Site plan Review \$150.00 plus \$0.05 per sq. ft.

☐ Conditional Use Permit \$275.00

☐ Rezone/Land Use 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 & 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 \$300.00 plus \$0.05  
per sq. ft. (Floor Area)

☐ Board of Zoning Appeals/Adjustment \$300.00

### 32) Will translation services be needed during the Plan Board meeting?\* \*

Yes

No

**33) If Yes, please specify the language required.**

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## **Specific Project Information**

**34) Current Zoning District(s): \***

B-3

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**35) Proposed Zoning District**

B-3

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**36) Current Land Use: \***

2 Unit Duplex

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**37) Proposed Land Use**

2 Unit Duplex with detached garage

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**38) Gross Site Area \***

15668

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**39) Current Number of Lots \***

**40) Proposed number of Lots \***

1

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**Plan of Operations/ Property Information**

**New Business Use/Operation Information**

**41) Previous Use of Space \***

2 Unit Duplex

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**42) Hours of Operation (Weekdays) \***

N/A

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**43) Description of Business Use or Operations \***

N/A

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**44) Hours of Operations (Weekends) \***

N/A

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**45) Total Area Space (SQF) \***

15668

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**46) # of Full Time Employees \***

0

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**47) # Toilet Fixtures \***

0

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**48) # of Part Time Employees \***

0

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**49) Customer Seating \***

Yes

No

**50) Total Employee Hours Per Year (including yourself if self-employed) \***

0

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**51) Seating Capacity \***

0

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**52) Sprinkler System \***

Yes

No

### 53) Hazardous/Flammable Chemicals Used/Stored \*

Yes (Must attach MSDS Sheets)

No

## Specified Use of Property and Building(s)

### 54) Building A \*

Existing 2 Unit Duplex and proposed detached garage

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### 55) Building B

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### 56) BuildingC

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### 57) Will there be any problems resulted form this operation such as: (Check all that apply) \*

☐ Odors

☐ Smoke

☐ Noise

☐ Light

☐ Vibrations

☒ None

## Parking

### 58) Parking lot construction \*

Asphalt

Concrete

### 59) Dimension of parking lot \*

0

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### 60) Number of Spaces available \*

0

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### 61) Type of Screening \*

Fencing

Plantings

### 62) Is employee parking included in (number of spaces available"? \*

Yes

No

## Signage (Separate Sign Permit Application Needed)

### 63) Type (Check all that apply) \*

☐ Free standing

☐ Monument

☐ Projecting

☐ Awning/Canopy

☐ Electronic Message

☐ Pylon

☐ Arm/Post

☐ Window

☐ Mobile/Portable or Banner

☒ None

☐ Other

### 64) If other describe

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## 65) Location of Signs \*

None

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## Entertainment

### 66) Is there any type of music in this proposal? \*

Yes (Separate License from Clerk's office Required)

No

### 67) When will this be offered to customers \*

☐ Monday

☐ Tuesday

☐ Wednesday

☐ Thursday

☐ Friday

☐ Saturday

☐ Sunday

☒ None

## 68) Live \*

Yes

No

## 69) What time(s) will this be offered \*

N/A

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## Outdoor Lighting

### 70) Type \*

LED Motion Dusk Dawn Flood light in front of proposed garage.

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### 71) Location \*

Over driveway area.

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## Utilities

### 72) Will you be connected to City (Check all that apply) \*

Water

Sewer

### 73) Is there a private well on-site \*

Yes

No

#### **74) Types of Refuse Disposal \***

Municipal

Private

#### **75) Approval Date by the Department of Natural Resources for the well proposed use**

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#### **76) Approval Date by the County Health Department for existing septic system**

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#### **77) What types of sanitary facilities are to be installed for the proposed operation \***

None.

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#### **78) Surface Water drainage facilities (describe or include in site plan) \***

Sheet drain.

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### **Licenses/Permits**

**79) Is a highway access permit needed from the State, County or local Municipality? \***

Yes

No

**80) Is a cigarette license required? (Separate license from Clerk's Office Required) \***

Yes

No

**81) Is a liquor license required? (Separate license from Clerk's Office required) \***

Yes

No

**82) Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans \***

Yes

No

**83) Permitted Property Uses (Check Uses you are apply for) \***

☐ Single Family Dwelling

☒ Two Family Dwelling

☐ Modular Home

☐ Manufactured Home

☐ Second or greater wireless telecommunication facility

☐ Multi-Family Dwellings

☐ Art, Music, and School supply stores and galleries

☐ Antique, collectible and hobby craft stores

☐ Automotive and related parts stores, without servicing

☐ Hotel and Motels

☐ Small appliance repair stores, computer or software sales and service

☐ Banks and other financial institutions without drive thru facilities

☐ Camera and photographic supply stores

☐ Caterers

☐ Clothing, shoe stores and repair shops

☐ Clinics medical and dental

☐ Department Stores

☐ Drug Stores

☐ Florist Shops

☐ Food and convenience stores without gasoline pumps

☐ Furniture stores

**84) Signatures** By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use. \*

Should an inspection be required, I agree to all the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable State Statutes or Municipal Ordinances regarding my business and its lawful operations.

Signature

*Dan Legge*

I understand that my typed signature is the legal equivalent of my handwritten signature on this document.

## Certificate of Completion

### Agreement information

Question: Signatures By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use.

Description: Should an inspection be required, I agree to all the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable State

Statutes or Municipal Ordinances regarding my business and its lawful operations.

**Signer Events**

Name: Dan Legge

Security level: Email, Account authentication

**Signature**

Signed by: Dan Legge

Signature adoption: Pre-selected style

Using IP Address: 98.144.134.87

**Timestamp**

Sent: 14/01/2026 07:21:56 PM

Viewed: 02/06/2026 12:44:14 PM

Signed: 02/06/2026 12:57:25 PM

**Electronic Record and Signature Disclosure**

Accepted: 02/06/2026 12:55:25 PM

ID: c4e0da19-7f82-4589-a76f-4d7c565f7c3d

## 85) Date \*

02/06/2026 12:00:00 AM

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## Cost Recovery 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 but 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

### 86) PROJECT LOCATION \*

212 S. Esterly St Whitewater

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### 87) PROJECT NAME \*

212 S. Esterly New Garage

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## APPLICANT INFORMATION

### 88) NAME

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### 89) MAILING (BILLING) ADDRESS \*

[REDACTED]

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### 90) PHONE \*

[REDACTED]

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### 91) EMAIL ADDRESS \*

[REDACTED]

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## ATTORNEY INFORMATION

### 92) NAME

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## 93) PHONE

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## 94) EMAIL ADDRESS

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[REDACTED]

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## RATES

City Administration Hourly Rate Shall Not Exceed  
Director of Community Development: Mason Becker \$59.53  
Director of Public Works: Brad Marquardt \$79.73  
Director of Finance: Rachelle Blitch \$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

### **City Engineer**

Strand and Associates \$247.63

Primary Contact: Mark Fischer

### **City Planner and Zoning Administrator**

Primary Contact: Allison Schwark \$50.00

## 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