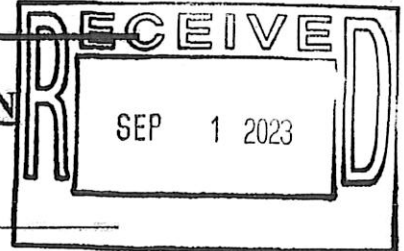




Neighborhood Services Department  
Planning, Zoning, GIS, Code Enforcement  
and Building Inspections

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
(262) 473-0143

## CONDITIONAL USE PERMIT APPLICATION



Address of Property: LOTS 1-21 MEADOWVIEW CT.

Owner's Name: JM MEADOWVIEW LLC

Applicant's Name: JOINT: JM MEADOWVIEW LLC & U.S. SHELTER HOMES LLC.

Mailing Address: 400 BOULDER RIDGE CT. LAKE GENEVA WI. 53147

Phone #: 262/853-5576 - MARK → MARKEN@STARCKRE.COM  
Email: → JOHN@USSHELTER.COM

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): LOTS 1-21 MOUND MEADOWS AS RECORDED IN CAB. C SUBD 76 WCR LOCATED IN NE 1/4 & NW 1/4 SE 1/4 SEC 6 T4N R1E. CITY OF WHITEWATER, WALWORTH COUNTY.

### Existing and Proposed Uses:

Current Use of Property: 21 SINGLE FAMILY SITES R-1 VACANT LAND

Zoning District: R-1

Proposed Use: 38 DUPLEX ZERO LOT LINE SINGLE FAMILY HOMES

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

UTILIZING  
PRIOR 19-  
DUPLEX LOT  
PLAT.

### Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

**STANDARDS FOR REVIEW AND APPROVAL**

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	

\*\*Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: Mark Larkin  
DocuSigned by: B3A848EE9BEA4AA...

Date: 9/1/2023

Printed: Mark Larkin

#### Meadowview Ct. Proposed Statement of Use:

Builder, U.S. Shelter Homes I LLC has entered into a phased purchase agreement with the landowner, JM Meadowview LLC, to acquire and build upon previously developed residential vacant lots located at either side of the existing city owned street, Meadowview Ct. The street and infrastructure had previously been installed and have been left in disarray for years prior to the current ownership. The street in its current condition, as left, creates a diminished value for neighboring parcels and the community.

Over a period of approximately 2.5-years, U.S. Shelter looks to acquire the entire site from JM Meadowview and build duplex style "for sale" housing. We understand a previous plat for 19-duplex home sites (38 units in total), attached hereto, had previously been approved by the city. Our proposed use remains residential in nature, with duplex style (twin) homes being built side-by-side with a zero-lot line, single family ownership.

Purchasers will acquire zero lot line newly built single-family homes, and be responsible for their individual yards and driveway, with a shared, common wall between the two homes. The city will be responsible for the street in its current condition and continue to be responsible for the street in the future. Again, each new owner (38 home purchasers) will maintain their own parcels and drives upon completion of the build and transfer of the deeds.

The city will stand to benefit from future tax revenues with the 38 newly created homes and tax keys. We project this project to have very little additional impact on the city, other than completion of the existing (already city owned) streets.

In addition to approving this conditional use request for zero lot line single family duplex style homesites, both U.S. Shelter and JM Meadowview jointly request the city complete the public infrastructure and roadway in spring of 2024. This will benefit all three parties (the city, the builder and landowner) by creating neighborhood value, which will be a challenge if the roadway is left in its current condition. In the event the road is not completed as outline above, U.S. Shelter may pass on the purchase of these lots and its significant proposed investment to build duplex homes at this site.

U.S. Shelter has shared high level sales pricing and build timeframe projections with the city. As for product offering, the company is proposing to start with 2 styles of duplex units in an initial offering. The goal for Meadowview Ct is to start four (4) new units late this fall, to hit the spring sales market 2024.

The two initial home offerings will include ranch and 2-story style homes. The ranch style will consist of approximately 1,465 square feet of living space, with 3 bedrooms and 2-baths, and an attached 2-car garage. The 2-story style unit will consist of approximately 1,330 square feet of living space, with 3 bedrooms and 2-baths and a 2-car attached garage. There will be options of loft space in lieu of the 3-bedrooms and in the ranch a 2-bedroom plus den option.

Two duplex units will be built upon each of the 19-pads at the same time. We anticipate starting all 19-building pads within 36-months of the initial building permit issuance. The development will utilize a combination of realtors, internet marketing, signage, and specs/staged model homes to market and promote to the public "for sale" new housing.

We look forward to this opportunity to work together to complete a project that can bring new residential rooftops and begin generating tax revenue for the city's future.

#### Meadowview CT. Proposed Landscaping

Each of the 38 duplex homesites will be finished with its own driveway and walk to the front door. U.S. Shelter proposes fine grading of the homesite and installing seed at the lot, upon completion of the new home. A 2" diameter shade parkway style tree will be installed at the front parkway of each of the 38 new homes.

This work will be completed with the home, with landscaping installed upon substantial completion of each new build.

### **Meadowview Ct. Driveways**

The garages as proposed at Meadowview CT with this use request will primarily be front loading garages. This means the garage doors will be facing the street, with most homesites and as such the driveways will follow, in lieu of running off to the side. In some cases, the garage and driveway may be turned, as side-loaded, however that will not be the norm. This is a variation with some lots, from the previous 19-duplex lot plat.

We do propose to bring up permit plats along with individual building permit requests for each new duplex building at the time we start construction. These individual plats will show the exact layout of each site, for the city's review upon requesting the building permit for that lot. For example, homesite 1 would have two homes and the surveyor will create a permit plat for lot 1 showing both the foundation, lot lines and driveway for each of those two units at the time we request a building permit.

At this time we do not know which style homes will be more popular, and the driveway condition will be slightly different from a 2-story to a ranch home, therefore the driveway layout may vary from the original plat in this regard.

Both home layouts, the ranch or 2-story, fit within the current foundation parameters so they can each be utilized at any of the 19 pad locations.