



Plan & Architectural Review Meeting

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

*In Person and Virtual

Monday, December 11, 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.

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 AND ROLL CALL

Meeting called to order at 6: 00 p.m.

1. Approval of November 13, 2023 Minutes.

Motion made by Councilmember Hicks, Seconded by Board Member Parker.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Crone, Vice Chairperson Stanek, Chairperson Miller, Board member McCormick, Board Member Weigel

HEARING OF CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Public Hearing Regarding Consideration of Conditional Use Permit (CUP) to allow for Uhaul rentals for Ace Hardware located at 1415 W Main Street, Parcel # /A487200001

Motion was made by Stanek to allow for Uhaul rentals. Crone requested more discussion related to the parking in the front of the building. Planner recommended that the Commission could put limits as they see fit. Hicks asked if Crone would be ok to allow parking on the west side of the building. Crone added condition not to be parked adjacent to the front of the building, along with the other conditions in planners report.

Motion made by Vice Chairperson Stanek, Seconded by Board Member McCormick.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Crone, Vice Chairperson Stanek, Chairperson Miller, Board Member McCormick, Board Member Weigel

PLAN REVIEWS

3. Conceptual Plan Review of possible subdivision located on Elkhorn Road for Russell Walton Parcel # WUP 00346

The next step for this project would be for a planned development due to the mixed zoning. McCormick asked about Waltons Way. The street and infrastructure will need to be added. Both entrances are on Elkhorn Road. Parker asked about the zoning to the north which is R-3 and about whether this would be parkland or park land fees. Crone asked if it was possible that all new development could pay fees instead of creating parks. Director Marquardt stated that the Park Board has a say in where parks are located. Stanek was concerned about the no minimum lot size within a planned development. Crone would like the developer to create a walkway to the north to get to the park there. The Plan Commission was in favor of the project moving forward.

4. Site Plan Review and Possible Approval of Proposed Contractor shops located at the corner of N. Prospect and Endeavor Tax Parcel # 292-0515-3434-001 for Becker & Bolton.

The applicant was not present at the meeting. McCormick asked about the tenants but thought the parking adequate. Crone asked about retail being allowed. Planner was unsure what type of retail if any would be allowed in an M-1. CDA is very excited to see this project. Hicks asked about the driveway and fencing. The fence shown is the silt fence on the plan. Parker asked about parking in front of garage doors could be counted as parking space. Parker noted that some units showed no storage/bathrooms in some of the units. Brienne Brown 156 N Fremont asked about the drainage and plumbing that might allow for distilleries/wineries. There were questions asked that have to be redirected to the applicant. Crone made a motion to table pending the applicant coming in.

Motion to table made by Board Member Crone, Seconded by Vice Chairperson Stanek.
Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Crone, Vice Chairperson Stanek, Chairperson Miller, Board Member McCormick, Board Member Weigel

FUTURE AGENDA ITEMS

NEXT MEETING DATE

5. Next Meeting is January 8, 2024.

ADJOURNMENT

Meeting was adjourned at 6:46 p.m.

Motion made by Vice Chairperson Stanek, Seconded by Councilmember Hicks.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Crone, Vice Chairperson

Stanek, Chairperson Miller, Board Member McCormick, Board Member Weigel

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

A quorum of the Common Council might be present. This notice is given to inform the public that no formal action will be taken at this meeting by the Common Council.