City of WHITEWATER	Council Agenda Item
Meeting Date:	February 3, 2026
Agenda Item:	Bluff Rd (/A410100001, A410100002, /A410100003, /A503200001 and /A50320002)
Staff Contact (name, email, phone):	Allison Schwark, Zoning Administrator/Code Enforcement

BACKGROUND
(Enter the who, what when, where, why)

Stonehaven Development, LLC seeks a Comprehensive Plan Future Land Use Map change from Highway Commercial to Single Family Residential. The requested amendment would allow for the development of 14 new single-family homes, providing much-needed housing within an established residential corridor. This proposed rezoning aligns with existing land-use of the immediate area. All properties along East Bluff Road are currently developed with low-density housing. This land use change would provide improved compatibility with the nearby area, as compared to potential commercial developments. Overall, this proposed change is consistent with the city's comprehensive plan, supports sustainable growth, and preserves the residential character of the neighborhood.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

On December 8, 2025, a Public Hearing was held at the PARC meeting and the PARC voted to recommend approval of the Proposed Comprehensive Plan Future Land Use Amendment for the Bluff Rd parcels to the Whitewater Common Council..

FINANCIAL IMPACT
(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater Common Council:

1. Approve the first reading of the proposed Future Land Use Amendment Ordinance.
2. Option to waive second reading.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

Future Land Use Amendment Ordinance

ORIDNANCE NO. 2025-O-3
AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF WHITEWATER, WISCONSIN, PURSUANT TO SECTION 66.021(12) WISCONSIN STATUTES BY UNANIMOUS APPROVAL

The Common Council of the City of Whitewater, Wisconsin, do ordain as follows:

SECTION 1: Territory Annexed. In accordance with Section 66.021 of the Wisconsin Statutes and the unanimous petition for direct annexation filed with the City Clerk on the 11th day of June, 2024, by the owner of the entire parcel to be annexed, there are two residents in the area, the following described territory in the Town of Whitewater, Walworth County, Wisconsin, is annexed to the City of Whitewater, Wisconsin.

Part of the NW ¼ of the NW ¼ of Section 2, T.4N., R.15E. of the 4th P.M. Town of Whitewater, Walworth County, Wisconsin.

SECTION 2: Effect of Annexation. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Whitewater for any an all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Whitewater.

SECTION 3: Zoning Classification.

(a) Upon recommendation of the Plan Commission, the territory annexed to the City of Whitewater by this ordinance is zoned AT, Agricultural transition pursuant to Section 66.021(7)(a) of the Wisconsin Statues.

SECTION 4: Ward Designation. The territory described in Section 1 of this ordinance is hereby made a part of Ward 1 of the City of Whitewater, subject to the ordinances, rules and regulations of the City of Whitewater governing wards.

SECTION 5: Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 6: Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

Ordinance introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

AYES:
NOES:
ABSENT:
ADOPTED:

John Weidl, City Manager

Heather Boehm, City Clerk

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Comprehensive Plan Future Land Use Amendment

Summary of Request	
Requested Approvals:	Comprehensive Plan Future Land Use Amendment
Location:	Bluff Rd, (A410100001, A410100002, /A410100003, /A503200001/A50320002)
Current Land Use:	Undeveloped
Proposed Land Use:	Single Family Homes
Current Zoning:	B-3, Highway Commercial and Light Industrial
Proposed Zoning:	R-1S, One-Family-Small lots Residence
Future Land Use, Comprehensive Plan:	Current: Highway Commercial Proposed: Single Family Residential

Staff Review

The applicant is requesting a Future Land Use Map Change from Highway Commercial to Single Family Residential. In correlation with this submittal the applicant has also presented a rezone request, and a preliminary plat for consideration.

This future land use designation is intended for single-family detached residential development, served by public sanitary sewer service. Small institutional uses such as parks, schools, and churches may also be built on lands mapped under this designation. Single-Family Residential - City areas are envisioned mainly in and around pre-existing single family areas. This category is also a key component of the Future Neighborhood future land use designation.

Policies and Programs: The following policies and programs are recommended for this future land use designation:

a. When considering future rezoning requests, the existing City zoning districts most appropriate to implement this future land use designation include the R-1 Single-Family Residential District and the R1x District.
   The proposed development is requesting this zoning designation for this development which is consistent with the comprehensive plan.
b. Encourage new development in Single-Family Residential - City areas generally at densities of four to six homes per acre. Promote the construction of compact, smaller lot single-family uses.
   The proposed Stonehaven development directly supports the Comprehensive Plan objective to encourage new development in Single-Family Residential–City areas at densities of four to six homes per acre. With 14 single-family homes planned the project falls within the recommended density range and uses the land efficiently while maintaining compatibility with the surrounding neighborhood.

   In addition, the project advances the goal of promoting compact, smaller-lot single-family housing. The R-1S zoning district is specifically designed to accommodate modest lot sizes and a more compact development pattern. By transitioning the property from Highway Commercial to a small-lot residential district, the developer is able to provide attainable single-family homes that meet modern housing demands without altering the established residential character of East Bluff Road.

Overall, the development fulfills the intent of this policy by delivering appropriately scaled, compact single-family housing at the density level envisioned for Single-Family Residential–City areas.

c. Minimize incompatible land uses (e.g., high traffic generators, noisy users) within or adjacent to Single Family Residential - City areas. Where such uses do occur in close proximity, encourage the use of buffers to mitigate the impacts such land uses could have on these residential neighborhoods.
The proposed rezoning from Highway Commercial to One-Family Residential–Small Lots helps minimize incompatible land uses adjacent to an established Single-Family Residential–City area. Commercial zoning allows for higher-intensity uses such as retail, service businesses, or auto-oriented activities that typically generate increased traffic, noise, and lighting. These characteristics can create conflicts with nearby homes and negatively affect neighborhood quality. By converting the parcels to residential use, the development eliminates the possibility of future high-traffic or noisy commercial operations on Bluff Road, thereby preventing land-use incompatibilities before they occur. Instead, the land will transition to the same low-intensity residential character already present to the south along East Bluff Road, resulting in a more cohesive and predictable development pattern.

Because the proposed use mirrors the surrounding single-family neighborhood, no buffering is needed, as the rezoning itself removes the potential for incompatible activity. This change strengthens the long-term stability of the existing residential area and ensures that future development will enhance rather than conflict with the neighborhood's character.

d. Plan for interconnected street, sidewalk, trail and open space networks in new residential areas; between individual subdivisions; and between new neighborhoods, parks, the University, schools, the downtown, the Business Park, and the Technology Park.
By rezoning the parcels from commercial to residential, the development will be constructed to meet residential subdivision standards, which typically require pedestrian-friendly infrastructure such as sidewalks, internal street connections, and appropriate access points to the existing road network. Highway Commercial zoning does not require or encourage these circulation features, but a residential district does, allowing the site to integrate more naturally into the surrounding neighborhood fabric.

The project provides an opportunity to extend or connect existing sidewalks or pedestrian routes along Bluff Road and East Bluff Road. Converting the land to residential use allows the City to ensure that new homes contribute to a continuous pedestrian network that links this area with nearby neighborhoods and public amenities.

Overall, by transitioning the site away from commercial use and incorporating it into the City's residential network, the development supports the broader goal of building a safe, connected, and walkable community that links homes to parks,

schools, the University, and major activity centers.

e. Promote diversity in housing architecture, design, formats, and colors. Promote housing designs in which garages are recessed from the front façade of the house, side-loaded, or detached and located behind the house. In any case, the garage should not dominate the front façade of the house.
The developer plans to offer several different floor plans, exterior layouts, and a variety of siding and trim color packages. This variety prevents the neighborhood from appearing repetitive or uniform and instead creates an attractive, visually appealing residential streetscape that enhances the overall character of the area.

Additionally, the following should be taken into consideration:

1. The extent to which the project provides a positive and lasting contribution to the character of the neighborhood.
The proposed development provides a significant and lasting contribution to the neighborhood by addressing a well-documented regional shortage of housing. Housing studies and presentations from Walworth, Jefferson, and Washington Counties have identified persistent unmet demand for high-quality, family-style development that support working households. This project responds directly to that need by introducing thoughtfully designed, modern housing that will enhance neighborhood vitality and strengthen the city's overall residential fabric.

2. A determination that such project is supported by adopted City plans covering the area, including the City's desire to preserve certain areas outside of the district for single-family housing that is not student-oriented.
The project is fully consistent with adopted City comprehensive and strategic housing plans that emphasize balanced growth, housing diversity, and preservation of established single-family areas. The change to single-family housing will further protect that preservation.

3. The extent to which the project improves the appearance and condition of the building and lot, and increases or at least maintains the value of the subject property and surrounding properties for current and possible future uses in accordance with City plans.
The currently vacant and underutilized parcel will be transformed into a productive, high-quality residential use consistent with City plans. The development will significantly enhance the site's appearance and contribute to neighborhood appeal through attractive, cohesive design. By introducing modern construction and improving the visual landscape, the project will maintain or increase property values in the area and reinforce the surrounding residential character.

The proposed project site has been undeveloped and has remained vacant for several years under the current zoning and future land designation classification. As the City of Whitewater continues to grow, change, and expand, it is common that future land use and zoning designations may need to be amended and changed to better fit the needs of a growing community. The City of Whitewater has struggled to find commercial development for these sites that would not negatively impact the existing adjacent residential neighborhoods.

The proposed project area is surrounded by a variety of uses and zoning designations, with technology park to the north, commercial to the west and east, and residential to the south and west. Single family housing would provide a good transition between the existing low impact commercial usage, future technology park development and the adjacent single-family developments. Additionally, the development promotes a walkable, connected community by situating residents near the Business Park, convenience stores such as Dollar General and Kwik Trip, and nearby city parks. These connections will encourage active transportation, reduce vehicle dependency, and support neighborhood engagement. Architectural design will incorporate durable materials, quality landscaping, and pedestrian-oriented site planning to ensure long-term visual appeal. Collectively, these features contribute to a resilient, attractive, and livable neighborhood environment.

Planner's Recommendations

1) Staff recommends that Plan Commission recommend **APPROVAL** to the City of Whitewater Common Council for the Comprehensive Plan Amendment to change the Future Land Use Map from Highway Commercial to Single Family Residential as it aligns with the goals, objectives, and policies set forth in the City of Whitewater Comprehensive Plan.

City of WHITEWATER	Council Agenda Item
Meeting Date:	February 3, 2026
Agenda Item:	Bluff Rd (/A410100001, A410100002, /A410100003, /A503200001 and /A50320002)
Staff Contact (name, email, phone):	Allison Schwark, Zoning Administrator/Code Enforcement

BACKGROUND
(Enter the who, what when, where, why)

Stonehaven Development, LLC seeks to rezone multiple parcels on Bluff Road from Highway Commercial to One-Family Residence-Small Lots. The requested amendment would allow for the development of 14 new single-family homes, providing much-needed housing within an established residential corridor. This proposed rezoning aligns with existing land-use of the immediate area. All properties along East Bluff Road are currently zoned Single-Family Residence and are currently developed with low-density housing. This rezone would provide improved compatibility with the nearby area, as compared to potential commercial developments. Overall, this proposed rezoning is consistent with the city's comprehensive plan, supports sustainable growth, and preserves the residential character of the neighborhood.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

On December 8, 2025, a Public Hearing was held at the PARC meeting and the PARC voted to recommend approval of the rezone to R-1S for the Bluff Rd parcels to the Whitewater Common Council.

FINANCIAL IMPACT
(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater Common Council:

1. Approve the first reading of the proposed rezone ordinance.
2. Option to waive second reading.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

Rezone Ordinance

ORDINANCE NO. 2026-O-04

AN ORDINANCE AMENDING THE ZONING MAP AND THE ZONING CLASSIFICATION IN REGARD TO CERTAIN PROPRETY IN THE CITY OF WHITEWATER

WHEREAS, this ordinance was reviewed by the Plan and Architectural Review Commission and is recommended for adoption by said committee; and,

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, does ordain as follows:

SECTION 1**:** Whitewater Municipal Code 19.69 the below described property (previously zoned B-3 Highway Commercial and Light Industrial) is hereby zoned to R-1s One Family-Small Lots Residence District:

Tax ID #	Zoning	Property Owner
/A410100001	R-1s	CDA
/A410100002	R-1s	CDA
/A410100003	R-1s	Rozelle Investments LLC
/A503200001	R-1s	Rozelle Investments LLC
/A503200002	R-1s	Rozelle Investments LLC

SECTION 2: The official zoning map of the City of Whitewater is hereby amended to show the above action.

SECTION 3: The ordinance shall take effect the day after its passage and publication.

This Ordinance was introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

DATE	First Meeting Date				Second Meeting Date			
READING	FIRST				SECOND			
	YES	NO	PASS	ABSENT	YES	NO	PASS	ABSENT
Michael Smith								
Orin Smith								
Steven Sahyun								
Brian Schanen								
Neil Hicks								
Greg Majkrzak								
Patrick Singer								
Total:								

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Rezone Request

Summary of Request	
Requested Approvals:	Zoning Map Amendment (Rezone)
Location:	Bluff Rd, (A410100001, A410100002, /A410100003, /A503200001/A50320002)
Current Land Use:	Undeveloped
Proposed Land Use:	Single Family Homes
Current Zoning:	B-3, Highway Commercial and Light Industrial
Proposed Zoning:	R-1S, One-Family-Small lots Residence
Future Land Use, Comprehensive Plan:	Single Family Residential

Rezone Review

Stonehaven Development LLC seeks to rezone multiple parcels along Bluff Road from Highway Commercial to One-Family Residential–Small Lots. The requested amendment would allow for the development of 14 new single-family homes, providing much-needed housing within an established residential corridor.

The proposed rezoning aligns with the existing land-use pattern of the immediate area. All properties to the south along East Bluff Road are already zoned Single-Family Residence District and are fully developed with low-density housing. Transitioning these parcels from commercial to residential use creates continuity with the surrounding neighborhood and eliminates an isolated commercial zone that is no longer compatible with nearby uses.

Additionally, the parcels have not attracted commercial interest due to limited visibility, access constraints, and the predominately residential context. Reclassifying the land to residential will allow it to be used in a manner that better reflects community needs, maximizes its development potential, and reduces the likelihood of future land-use conflicts between commercial activity and adjacent homes.

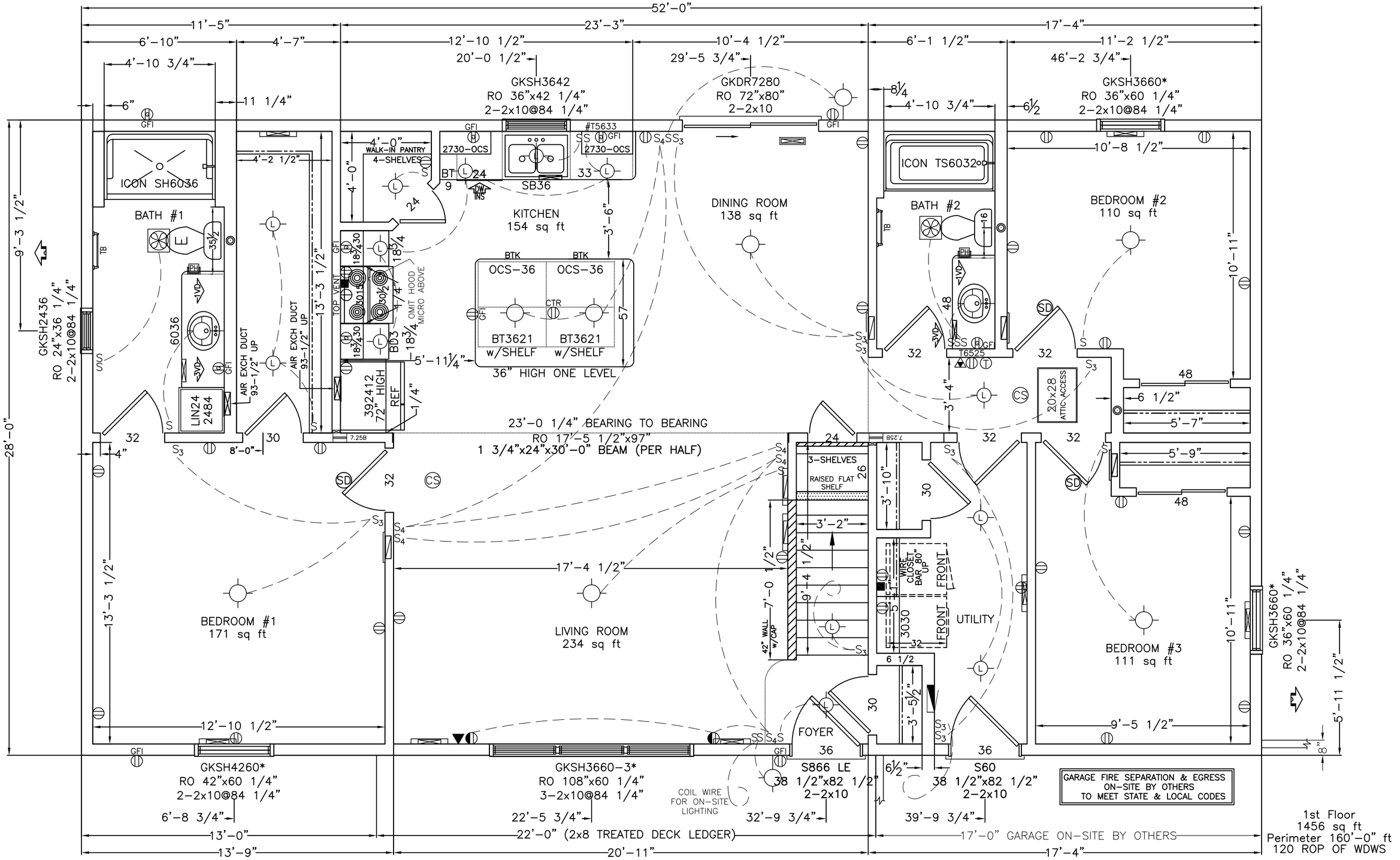
Overall, the proposed rezoning is consistent with the city's comprehensive planning objectives, supports orderly growth, and preserves the residential character of the neighborhood while contributing new, high-quality housing options for the community.

The applicant is seeking approval of a future land use map amendment, and preliminary plat in correlation with the rezone to R-1S.

Planner's Recommendations

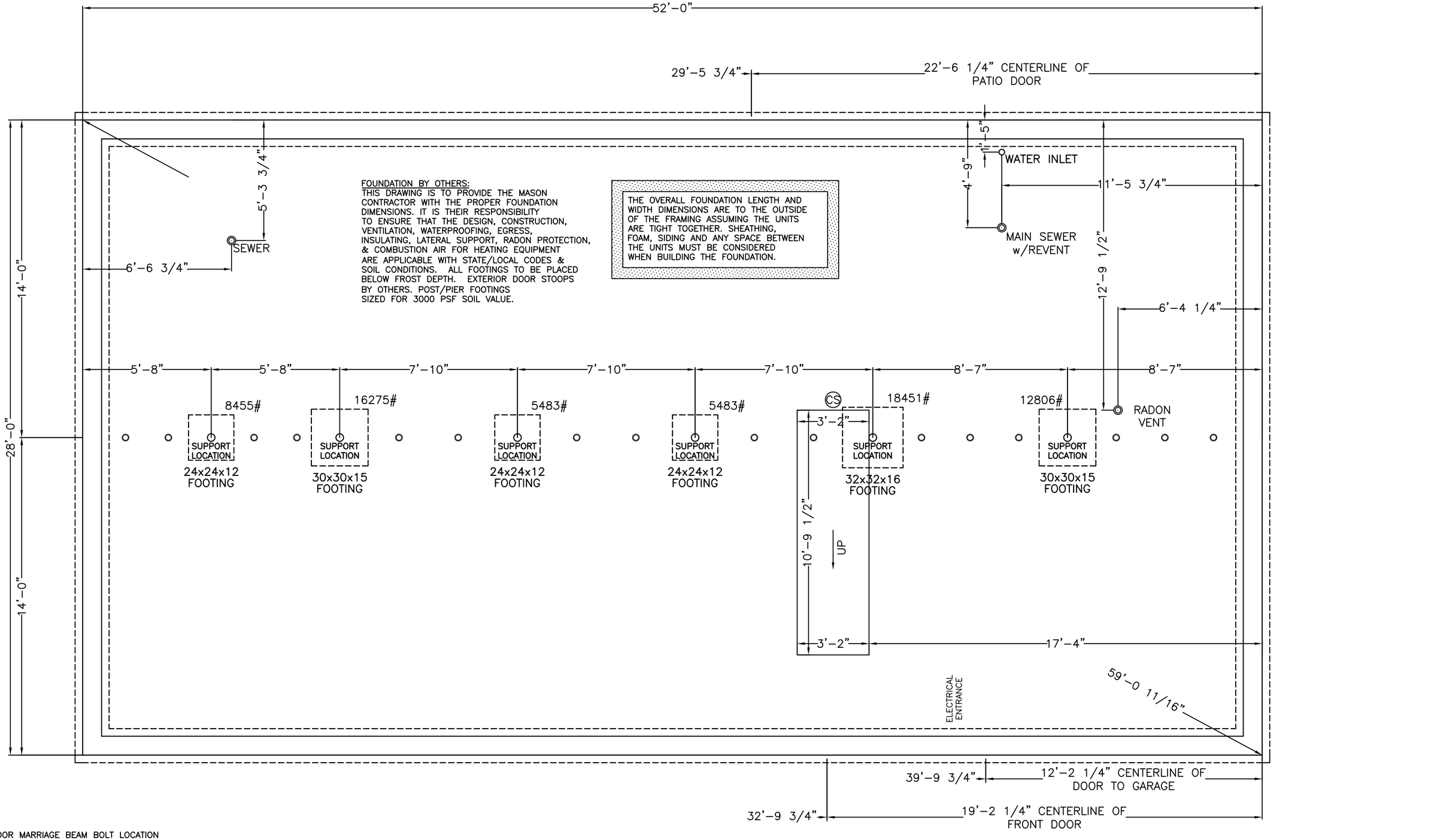
1) Staff recommend that the Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for the parcels located at Bluff Rd, as it meets all requirements of the zoning district, aligns with the surrounding area and is consistent with the comprehensive plan and future land use plan.

FILENAME: P:\Shared\1 - Projects\2025\25.0015 - Tim Vandeville - Stonehaven Development - Vacant Parcels on E. Bluff Rd. Whitewater - 5 Parcels\CAD\Sheets\25.0015 SP.dwg



WISCONSIN HOMES INC. 425 W. McMILLAN ST. MARSHFIELD, WI 54449	2852 3BDRM CAVALIER	CLNG: 96 1/2"	DEALER: STONEHAVEN DEVELOPMENT, LLC		DRAWN BY:RP	DWG NO. 17489	93
	DESC: 1ST FLOOR PLAN	BSMT: 9 PITCH: 4/12	CUST: SPEC	SCALE: 1/4" = 1'	REVISED:10/07/25	LOCATION: WATERTOWN, WI	30#

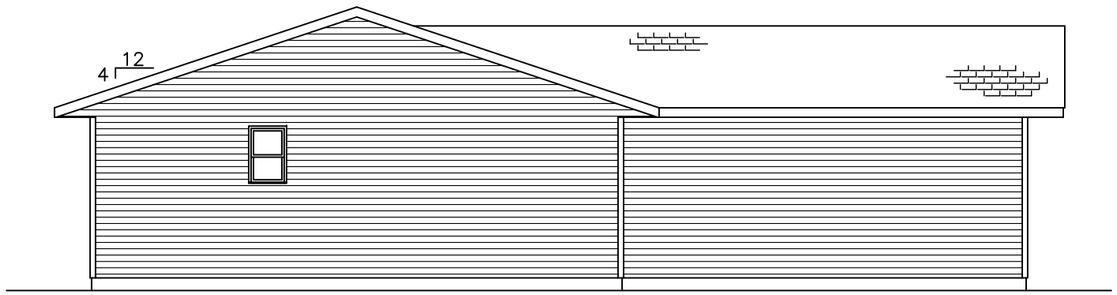
Item 23.



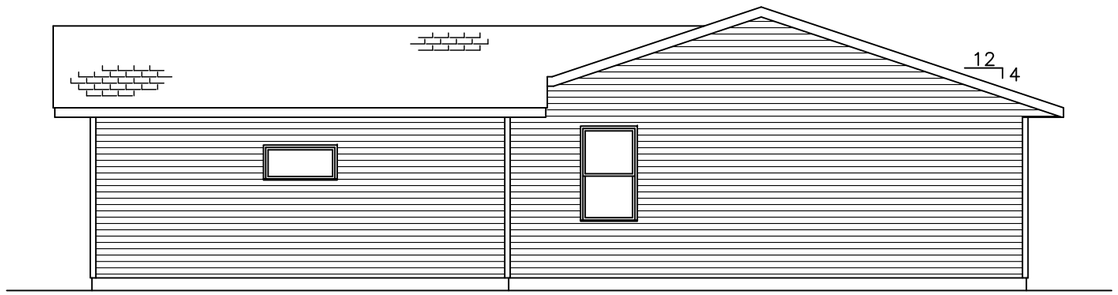
LEGEND:
O REQUIRED FLOOR MARRIAGE BEAM BOLT LOCATION (SHIPPED LOOSE BY WISCONSIN HOMES INC.) INSTALLED ON-SITE BY OTHERS. SEE SETUP MANUAL FOR SPACING REQUIREMENTS.

WISCONSIN HOMES INC. 425 W. McMILLAN ST. MARSHFIELD, WI 54449	2852 3BDRM CAVALIER	CLNG: 96 1/2"	DEALER: STONEHAVEN DEVELOPMENT, LLC			DRAWN BY:RP	DWG NO. 17489
	DESC: FOUNDATION PLAN	BSMT: 9 / PITCH: 4/12	CUST: SPEC	SCALE: 1/4" = 1'	REVISED:10/07/25	LOCATION: WATERTOWN, WI	30#

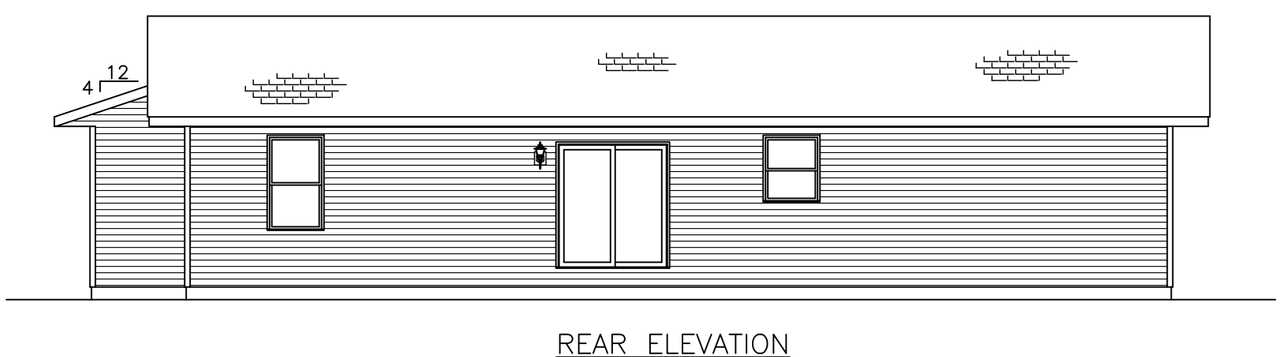
Item 23.



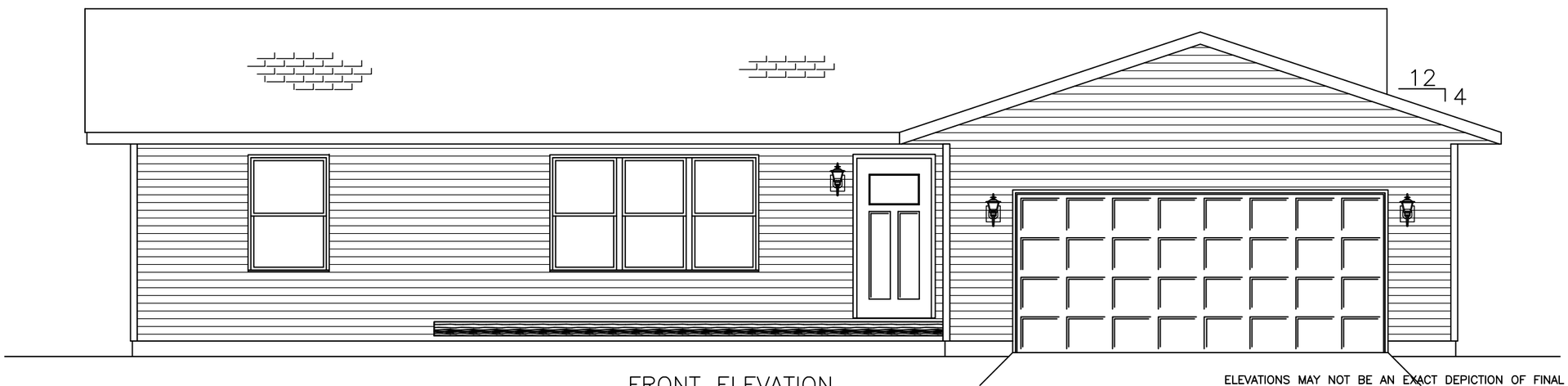
END ELEVATION



END ELEVATION



REAR ELEVATION



FRONT ELEVATION

ELEVATIONS MAY NOT BE AN EXACT DEPICTION OF FINAL CONSTRUCTION.
ANY ON-SITE ADDITIONS, ALTERATIONS, OR SPECIAL LOADING CONDITIONS ARE
NOT DESIGNED OR ENGINEERED INTO STRUCTURES BUILT BY WISCONSIN HOMES, INC.

SCONSIN HOMES INC. 425 W. McMILLAN ST. MARSHFIELD, WI 54449	2852 3BDRM CAVALIER	CLNG: 96 1/2"	DEALER: STONEHAVEN DEVELOPMENT, LLC			DRAWN BY:RP	DWG NO. 17489
	DESCRIPTION: ELEVATION PLANS	BSMT: 9 / PITCH: 4/12	CUST: SPEC	SCALE: NOT TO SCALE	REVISED:10/07/25	LOCATION: WATERTOWN, WI	30#

STONEHAVEN DEVELOPMENT

To whom it may concern,

As part of our submission for the Bluff Rd Single Family Housing project, we would like to address the exterior lighting component. Our development model is focused on providing attainable, owner-occupied housing to the Whitewater community while managing upfront costs to keep final home prices accessible for working families.

To support this goal, we are proposing a simple, consistent lighting plan that provides proper visibility, safety, and aesthetic appeal without unnecessary expense. Specifically, each home will include:

- Two standard matching exterior lights at the garage front
- One standard matching exterior light at the front entry
- One standard matching exterior light at the rear patio door

All fixtures will match to ensure a cohesive and attractive exterior appearance.

No street lighting is proposed within our development, as existing street lights along Bluff Rd across from the project site already provide adequate area illumination.

This approach ensures safe, functional, and uniform lighting for each residence while responsibly managing project costs to keep these homes within reach for local buyers.

We respectfully request the City's approval of this lighting plan as part of our ongoing effort to deliver cost-effective, high-quality housing options for the Whitewater community.

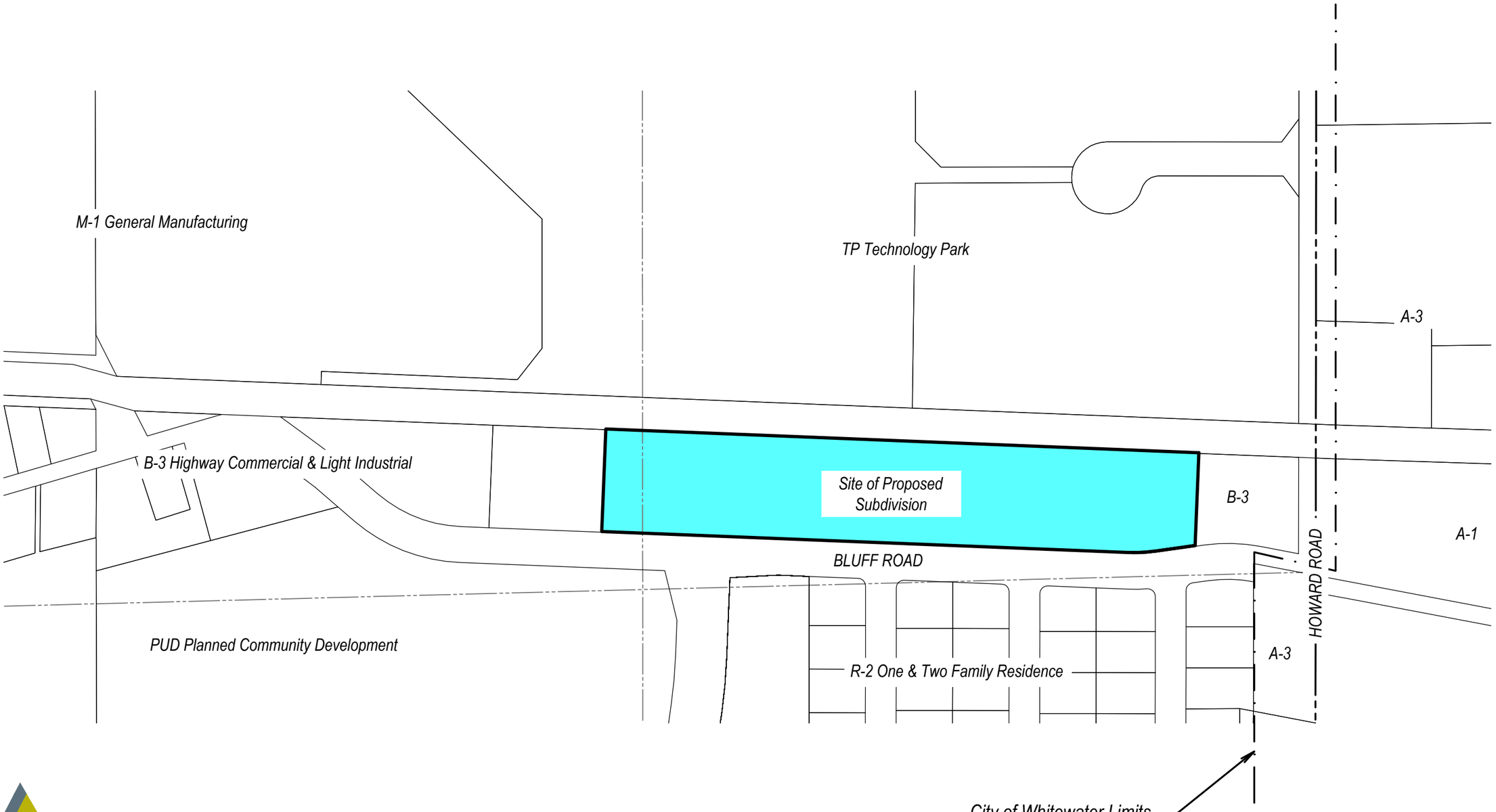
Thank you for your continued partnership and support. Please let us know if any additional information is needed.

Sincerely,

Tim Vandeville Jr
Chief Executive Officer
Stonehaven Development LLC
262-865-4282
tim@stonehavendev.com

ZONING EXHIBIT

Survey No. 25.0015 ZE



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

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WISCONSIN HOMES INC.
BLOCK·IT
HOUSE WRAP
Kimberly-Clark
15-10
7090
17400-A
17400-B

WISCONSIN HOMES
BLOCK IT
1510
6910
17400-B

welcome
HOME
Family
The Heart of the Home

welcome
HOME
GRISHAM
ROGUE
MONOPOLY
Family
GATHER

I'd choose you again & again