

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

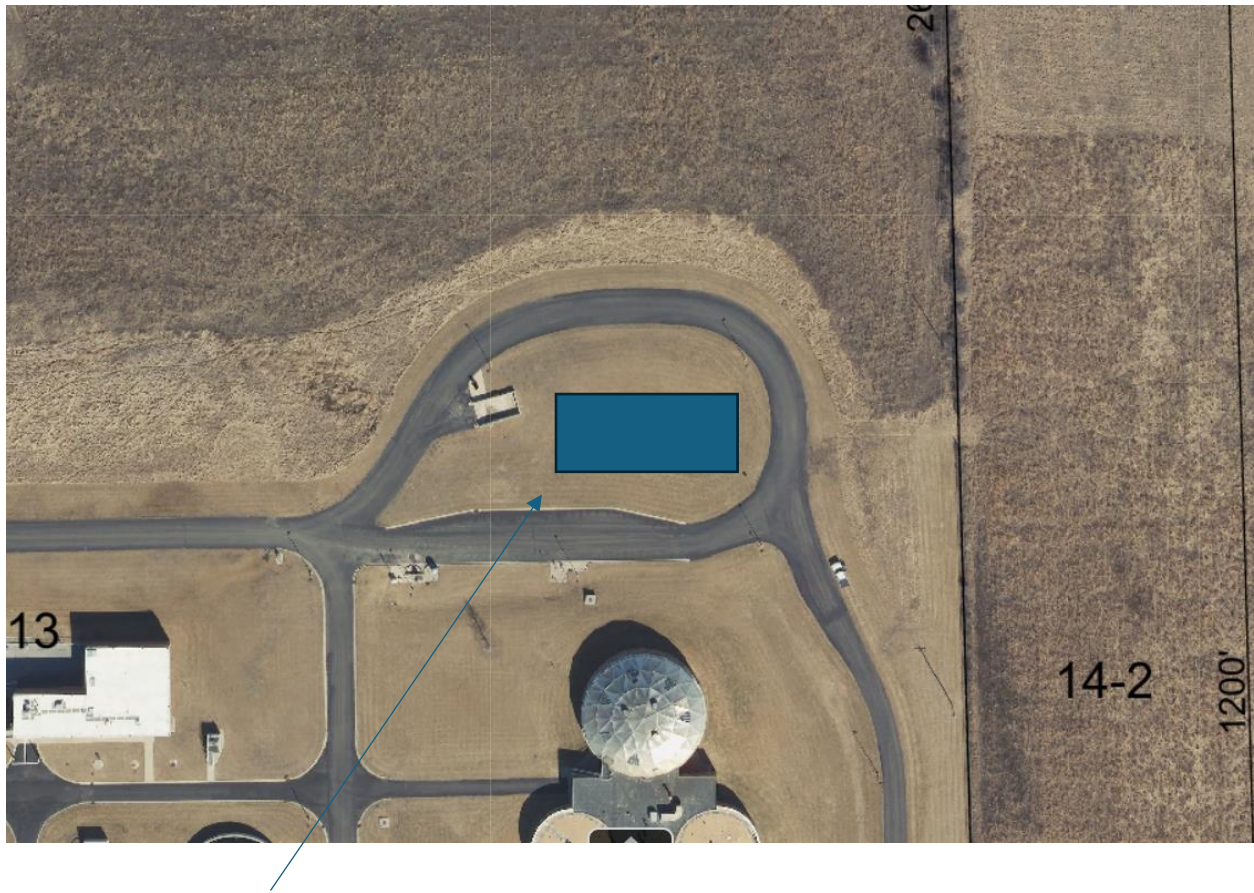
Date: August 11, 2025

Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	109 County Road U. Parcel # 292-0515-3313-000
Current Land Use:	City of Whitewater Wastewater Facility
Proposed Land Use:	City of Whitewater Wastewater Facility and Storage
Current Zoning:	M-2 Manufacturing & Miscellaneous Use
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Institutional

Staff Review

The applicant is requesting a site plan review for a new construction accessory building to be constructed on the property located at 109 County Road U located in Jefferson County. Currently the parcel is owned by the City of Whitewater and is primarily used for the Wastewater Treatment Facility. The overall size of the site is approximately 44 acres, with the majority of it being vacant. The City of Whitewater Police Department is proposing to add a 5,000 square foot metal building on site to be used for vehicle storage, training, and evidence storage.



Approximate location of new proposed structure.

19.37.060 - Yard requirements.

Minimum yard requirements for the M-1 district are:

- A. Front, thirty feet;
- B. Side, fifteen feet, corner lots thirty feet;
- C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;

The proposed structure meets all of the following requirements.

19.37.070 - Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size,

coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental features shall follow principles of sustainability and environmental quality and shall locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

The proposed plans meet all of the following requirements.

19.36.080 - Building height.

Maximum building height in the M-1 district is one hundred feet, with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district.

The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

The proposed plans meet all of the following requirements.

19.36.090 - Buffer screening.

Where the M-2 district boundaries adjoin any residential district boundary, a screen or buffer yard as described in Section 19.57.140 shall be required. This provision shall be applied to new construction and alterations to existing structures or uses that result in an increase in the level of nuisance. Only the area of the nuisance shall require screening.

No buffer screening is required, as there are no residential properties nearby.

19.51.040 - Adequate access—Driveways.

B. Driveways shall not exceed twenty-four feet in width at the street right-of-way line, except as otherwise determined by the plan and architectural review commission during site plan review.

The proposed plan shows adequate existing access to the site.

Planner's Recommendations

- 1) Staff recommends that the Plan Commission **APPROVE** the Site Plan for the property located at 109 County Road U with the following conditions:
 - a. All lighting shall comply with the City of Whitewater Ordinances.
 - b. All new or additional signage on site shall be approved by the zoning department, and a separate application will be required.
 - c. All zoning and building permits for construction be properly obtained.
 - d. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination.
 - e. Knox box shall be installed on site for each building, and owner and occupants shall work with City of Whitewater Fire Department to ensure compliance with fire code.
 - f. Any other stipulations as indicated by the PARC.