

4100 N. CALHOUN ROAD
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

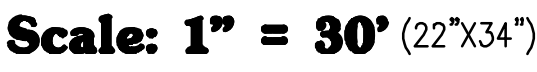


848 E. COMMERCIAL AVENUE PROPERTY
WHITEWATER INDUSTRIAL INVESTORS, LLC
CITY OF WHITEWATER, WI



SITE DATA TABLE

- Total Area = 6.014 ac
- Current Zoning = M-1
(with Business Park Covenants)
- Existing Lot Coverage(1995): $0.822/6.014 = 13.7\%$
 - Ex. Building = 19,336 sf (0.444 ac)
 - Ex. Pavement = 16,475 sf (0.378 ac)
 - Ex. Lot Coverage = 35,811 sf (0.822 ac)
- Existing Lot Coverage (2025): $0.694/6.014 = 11.5\%$
 - Ex. Building = 19,336 sf (0.444 ac)
 - Ex. Gravel = 2,193 sf (.050 ac)
 - Ex. Pavement = 8,690 sf (0.200 ac)
 - Ex. Lot Coverage = 28,036 sf (0.694 ac)
- Proposed Lot Coverage(2025): $0.800/6.014 = 13.3\%$
 - Building = 19,336 sf (0.444 ac)
 - Pavement = 15,508 sf (0.356 ac)
 - Pr. Lot Coverage = 34,844 sf (0.800 ac)
- Maximum Lot Coverage per M-1: 50% (3.007 ac)

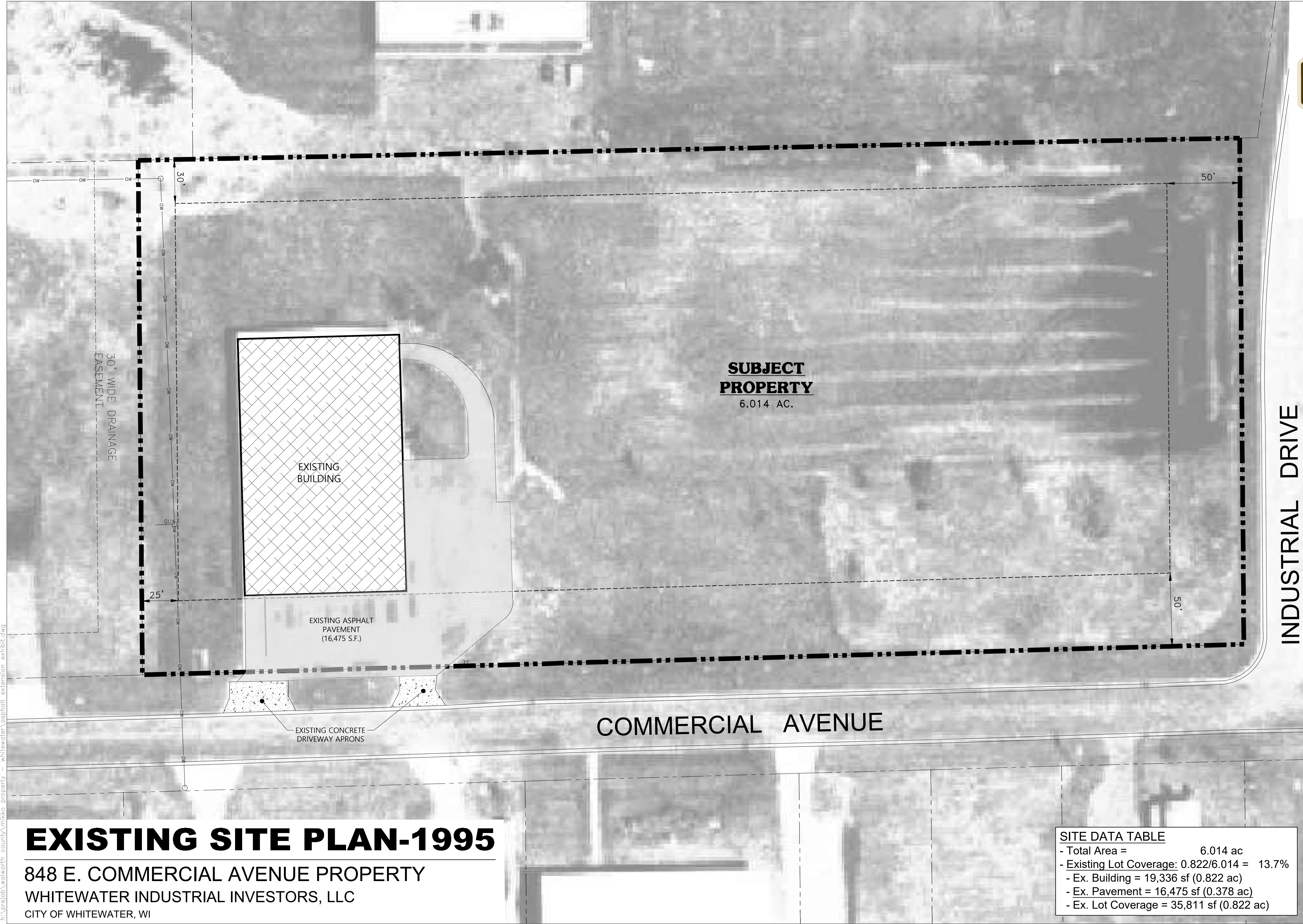


Scale: 1" = 60' (11"X17")

DATE: 10/24/2025



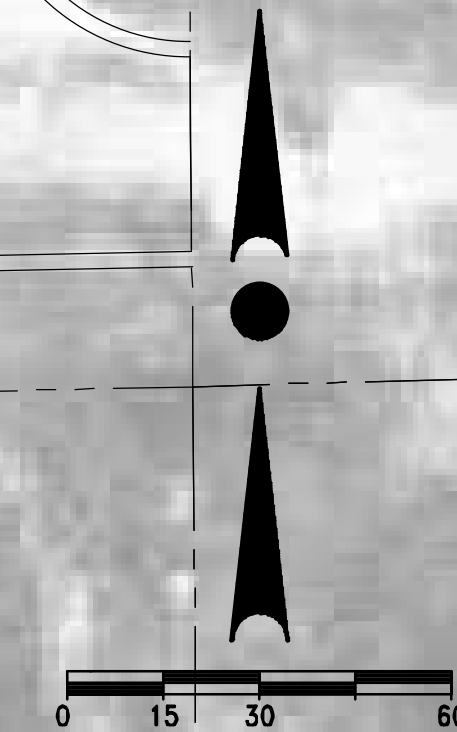
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EXISTING SITE PLAN-1995

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CITY OF WHITEWATER, WI

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- Ex. Pavement =	16,475 sf (0.378 ac)
- Ex. Lot Coverage =	35,811 sf (0.822 ac)

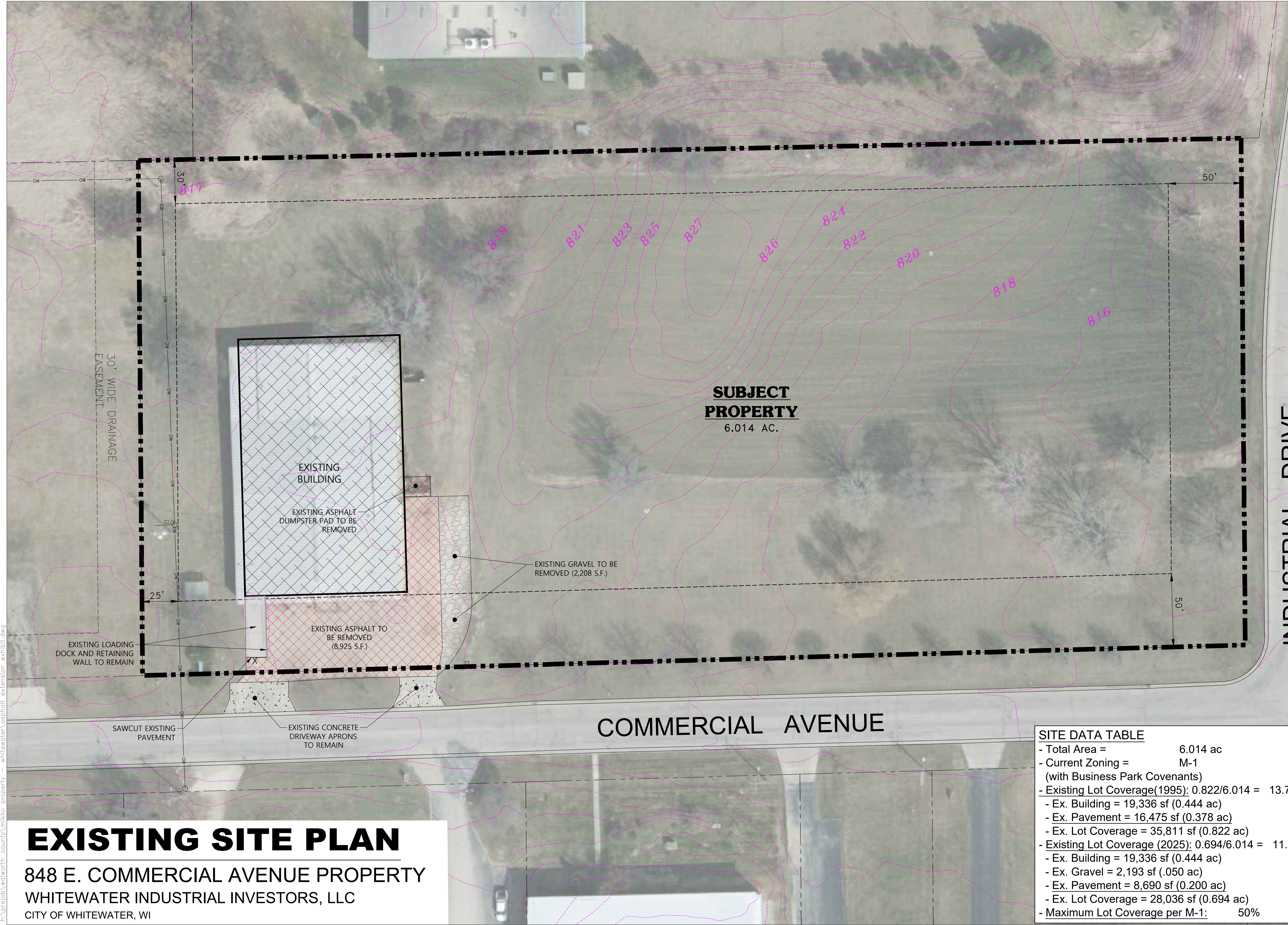


Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

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**SUBJECT
PROPERTY**
6.014 AC.

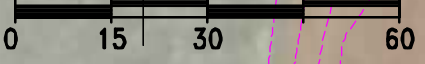

INDUSTRIAL DRIVE

COMMERCIAL AVENUE

EXISTING SITE PLAN

848 E. COMMERCIAL AVENUE PROPERTY
WHITEWATER INDUSTRIAL INVESTORS, LLC
CITY OF WHITEWATER, WI

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- Existing Lot Coverage (2025):	0.694/6.014 = 11.5%
- Ex. Building =	19,336 sf (0.444 ac)
- Ex. Gravel =	2,193 sf (.050 ac)
- Ex. Pavement =	8,690 sf (0.200 ac)
- Ex. Lot Coverage =	28,036 sf (0.694 ac)
- Maximum Lot Coverage per M-1:	50%



Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

DATE: 10/24/2025