

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: February 9, 2026

Re: Whitewater High School Site Plan and Architectural review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	534 S. Elizabeth Street
Current Land Use:	High School
Proposed Land Use:	Building Additions, Renovations, and Parking Lot Replacement for High School
Current Zoning:	I - Institutional
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan	I -Institutional

Staff Review

The applicant is requesting a site plan review for building additions and parking lot replacement in the Institutional zoning district. The Whitewater Unified School District is proposing multiple building additions, interior remodeling of existing structures, and parking lot replacement at Whitewater High School, 534 S. Elizabeth Street. The parcel is currently comprised of a high school, athletic facilities, and an accessory parking lot. Building additions include a proposed kitchen, greenhouse, and educational laboratories. Additionally, the project includes the removal and replacement of portions of the existing hard surfaced parking lot. Civil plan sheet no. C2.0 proposes a total of 233 parking spaces to be replaced on the property. The demolition site plan indicates areas of existing parking that are undefined by structural abutments or hard surfacing, which are alleviated by the proposed work. There is a large parking lot on the east side of the property, adjacent to South Elizabeth Street, that will not be altered by this project. The parcel is

65.14 acres and abutted by agricultural land and residential properties. Architectural and civil plans properly illustrate the extent of the proposed work, including building elevations, stormwater drainage, and utility layout.

Per the I – Institutional District

19.48.020 – Permitted Uses

D. Public and semipublic uses, to include public and private schools; churches, cultural centers, and faith-based institutions; government facilities; active recreational parks; museums, medical facilities, libraries, public transportation terminals; and similar uses.

The proposed project is an addition to an existing public high school, a conforming use in the I – Institutional Zoning District.

19.48.060 - Building height.

Maximum building height in the institutional district shall be one hundred feet. Mechanical penthouses shall be excluded from the building height restrictions listed herein if they comply with the following limitations:

- A. Penthouses shall be no taller than the highest floor to floor height in the building.
- B. Penthouses shall be set back from the public street building facade of the building equal to the height of the penthouse.
- C. The penthouse floor area, including vertical circulation spaces leading to the penthouse, shall be no greater than ten percent of the ground floor building footprint.
- D. 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 project meets the maximum building height requirement.

19.48.070 - Yard requirements.

Minimum yard requirements in the I district are:

- A. Any street yard facing any zoning district other than the institutional district shall be no less than twenty-five feet, measured from the right-of-way, or one-half of the total height of the building, whichever is greater. Any street yard within an institutional district facing yards in an institutional district shall not be less than twenty-five feet, measured from the right-of-way. The building setback shall not in any event encroach on the intersection visibility requirements set forth in Whitewater Municipal Code, Section 19.51.010;

- B. Street yard for off-street parking—fifteen feet;
- C. Side yard shall be thirty feet or equal to the height of the structure, whichever is greater;
- D. Rear yard—thirty-five feet or equal to the height of the structure, whichever is greater.
- E. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46 and in addition may require DNR approval.

The proposed building additions and parking lot replacement meet the minimum setback requirements. The street yard setbacks for parking lot replacements are existing and exceed the minimum required 15' setback.

Planner's Recommendations

- 1) Staff recommend the **APPROVAL** of the Site Plan Review for the additions, renovations, and parking lot replacement for the parcel located at 534 S. Elizabeth Street, tax key /WUP 00315A with the following conditions:
 - a. All lighting shall comply with the City of Whitewater Ordinances.
 - b. All zoning and building permits for construction be properly obtained.
 - c. Conform to municipal fire code as per 19.48.060(D)
 - d. Landscaping shall be completed to the specifications of the site plan and City of Whitewater landscaping guidelines. Any deviation from the site plan shall require additional staff approval.
 - e. All Engineering comments shall be addressed prior to construction starting.
 - f. Site plan shall not deviate from approved plans. Any deviation shall require additional staff approval.