



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

March 28, 2024

RE: Memorandum
Moraine View Parkway Conceptual Review

The applicant is requesting a concept review of a multi-unit, multi-family development within the City of Whitewater. The development would be comprised of 8, 16-unit buildings on a 10.175-acre parcel.

The parcel more precisely identified as /WPB 00044 is currently zoned R-3 Multi-family Residential.

Based upon the requirements of our R-3 Ordinance, Multi-family over 4 units is permitted by Conditional Use.

During a preliminary review, the concept plan as submitted is in full compliance with all applicable requirements of the zoning district in which it is located in including:

19.21.060 - Yard requirements.

A. Front, thirty feet first floor.

B. Side, fifteen feet; corner lots twenty-five feet.

C. Rear, thirty feet.

D. Shore, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.

19.21.080 - Building height.

Maximum building height in the R-3 district is forty-five feet. 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.

The developer shall apply for a Conditional Use Permit and Site Plan Review for full and final approval of the multi-family residential project.

It is staff recommendation that the entire project be approved through one conditional use permit, even if the property is built out in phases, versus one conditional use permit for each building.

Additionally, staff recommends the developer work with the City on a development agreement, which shall encompass conditions of phasing.

Regards,

Allison Schwark
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