

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: April 8, 2024

Re: Site Plan and Architectural Review Irvin L Young Memorial Library

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	431 W Center Street
Current Land Use:	Library and Library Parking
Proposed Land Use:	Library Expansion with Parking
Current Zoning:	R-2
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Institutional

Site Plan Review

The applicant is requesting a Site Plan Review for a renovation and expansion project at the Irvin L Young Memorial Library. Included in the Submittal, the basement floor of 2,902 square feet will remain, 11,678 square feet will remain on the main floor and be renovated, and a 6,928 square foot addition will be added to the building in addition to a new parking lot with landscaping. The total building will amount to a total of 21,508 square feet. The new parking lot will include 44 regular sized stalls and 2 accessible stalls, totaling 46 stalls, which is an increase from the existing parking lot with 35 stalls.

19.18.040 - Lot area.

Site Plan appears to be in full compliance with the following.

19.18.050 - Lot width.

Site Plan appears to be in full compliance with the following.

19.18.060 - Yard requirements.

A. Front, twenty-five feet; (not more than forty percent of the front yard may be an impervious surface except by conditional use permit);

B. Side, ten feet for one-family, fifteen feet for two-family and multifamily; corner lots, twenty-five feet;

C. Rear, thirty feet (not more than forty percent of the yard may be an impervious surface except as a conditional use);

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

Site Plan appears to be in full compliance with the following.

19.18.080 - Building height.

Site Plan appears to be in full compliance with the following.

Planner's Recommendations

1) Staff recommends that Plan Commission **APPROVE** the Site Plan with the following conditions:

- a) The applicant is responsible for planning, design, and implementation of the grading plan for the site. The City of Whitewater shall not be held responsible for any deficiency in the grading plan.
- b) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
- c) It is recommended that the two parcels in which the library span be combined by CSM in the future.
- d) It is recommended that the parcel(s) be rezoned to institutional, to stay consistent with the comprehensive plan.
- e) All lighting shall be installed in accordance with section 19.57.150.
- f) Any conditions stipulated by the PARC.

**Site Plan Review for: Irvin L Young Library
Addition**

*Plan Review Standards per Section
1919.63.100:*

STANDARD	EVALUATION	COMMENTS
1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located	Yes	The proposed use is existing.
2. The proposed development will be consistent with the adopted city comprehensive plan	Yes	Comp plan shows area marked for Institutional
3. The proposed development will be compatible with and preserve the important natural features of the site	Yes	Site contains little in the way of natural features.
4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property	Yes	The proposed use is consistent with the Comprehensive Plan.
5. The proposed development will not create traffic circulation or parking problems	Yes	The project is consistent with the use requirement, and is already developed in this location.

6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area	Yes	The building will fit and augment its surrounding area.
7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted	N/A	N/A
8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties	Yes	The structure will not affect the sun and light.