

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: May 12, 2025

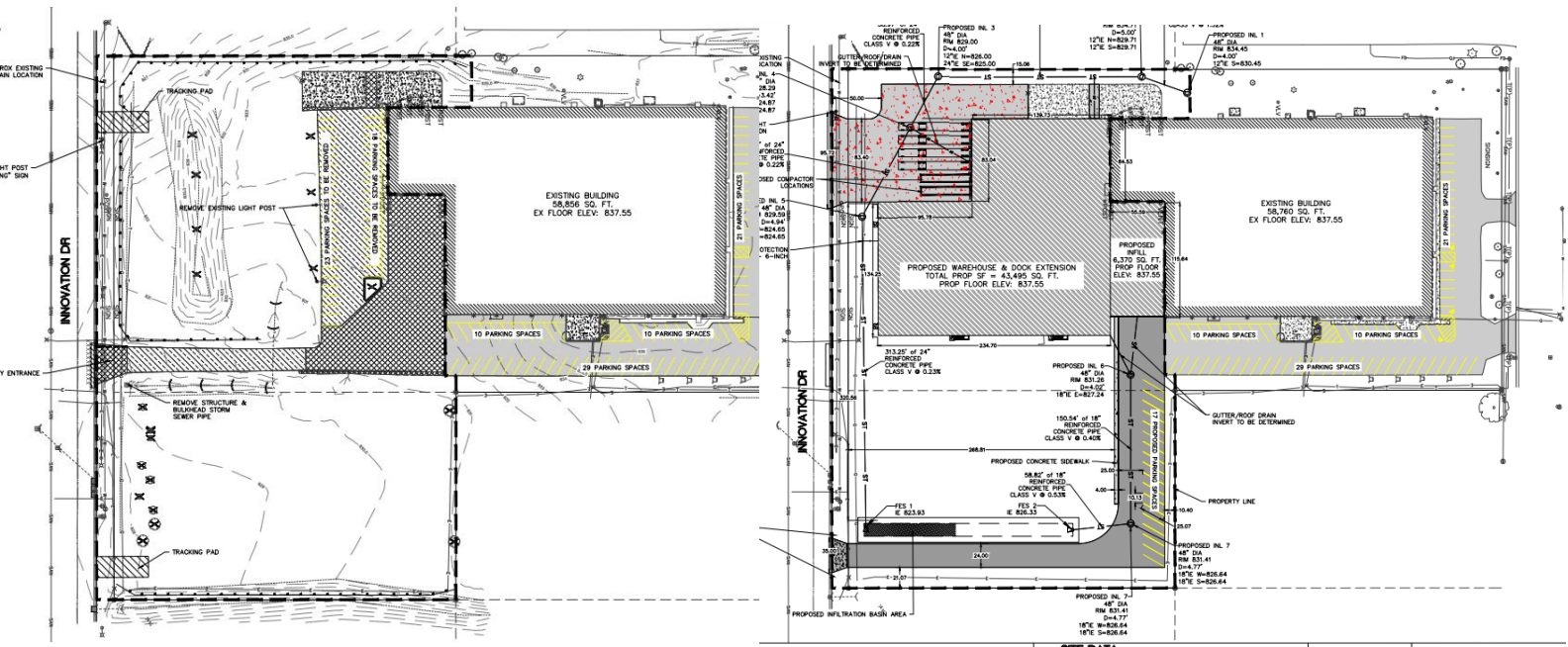
Re: Site Plan Review and Certified Survey Map

Summary of Request	
Requested Approvals:	Site Plan Review and 1 Lot Certified Survey Map
Location:	1215 N Universal Boulevard (/A455700001 and /A455500003)
Current Land Use:	Lavelle Industries, Inc.
Proposed Land Use:	Lavelle Industries, Inc.
Current Zoning:	General Manufacturing District
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Manufacturing

Staff Review

The applicant is requesting a site plan review and 1 Lot Certified Survey Map for the property located at 1215 N Universal Boulevard. Currently the parcels have an existing structure and parking lot which is used by Lavelle Industries, Inc. The existing structure is 58,760 square feet, and they are now requesting a 43,495 square foot warehouse and dock extension with a 6,370 square foot infill area. The proposed addition to the manufacturing facility also includes one new ingress/egress point off of Innovation Drive, that will specifically be used for a truck docking station.

Additionally, the applicant is also proposing to combine all the parcel into one parcel in order to proceed with the expansion of the existing building.



19.36.060 - 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.

19.36.070 - 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 and stormwater has been reviewed and approved by our Public Works Department. The proposed plans show an additional 17 car parking spaces which should be adequate for the business type.

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-1 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 a new driveway with a width of 83.40 feet. Staff has discussed this, and is willing to approve the proposed width, as it is necessary for the semi traffic.

Certified Survey Map Requirements.

(1) The certified survey map shall be prepared by a registered land surveyor and shall comply with the provisions of Section 236.34, Wisconsin Statutes, and of this chapter.

(2) The certified survey map shall comply with all design standards, required improvements, and general provisions of this chapter.

(3) Where streets or other areas are dedicated to the public, the certified survey map shall contain an owner's and a mortgagee's certificate which are substantially the same form as required by Section 236.21(2)(a), Wisconsin Statutes.

(4) The certificate of approval shall be placed on the face of the map.

(5) When a dedication of land is required, the city council resolution accepting the dedication and approving the map shall be placed on the face of the map.

(6) If the certified survey map contains private roads, the following note shall be added to the certified survey map:

NOTICE OF POSSIBLE LIMITATION OF PUBLIC SERVICES:

THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A CITY/DEVELOPER AGREEMENT OR CONTRACT FOR IMPROVEMENTS; OR, IF THIS IS A CONDOMINIUM PLAT, IN A DOCUMENT CALLED A GENERAL DEVELOPMENT PLAN (GDP), WHICH DIRECTLY RELATES TO THIS CSM AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICES OF BOTH THE WHITEWATER CITY CLERK AND THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF WHITEWATER.

(7) Within the M-1 general manufacturing district, all minor subdivisions must be consistent with a detailed plan showing future street alignments and general lot arrangements for all lands under the control of the subdivider. Such a detailed plan may be a component of the city's comprehensive (master) plan, but in any case shall be subject to plan commission approval before action may be taken on the certified survey map.

The proposed Certified Survey Map meets all of the following requirements, and no private road dedication is included in this CSM.

Planner's Recommendations

- 1) Staff recommends that the Plan Commission **APPROVE** the Site Plan and CSM for the property located at 1215 N Universal Boulevard 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. Landscaping shall be completed to the specifications of the site plan within 30 days after the completion of construction. Any deviation from the site plan shall require additional PARC approval.
 - f. 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.
 - g. Any other stipulations as indicated by the PARC.
- 2) Recording of Certified Survey Map. The surveyor shall record a copy of the approved certified survey map with the appropriate register of deeds, but only after:
- (A) Certificates of the city council, surveyors, owner and those other certificates required by Section 236.21 of the Wisconsin Statutes are placed on the face of the certified survey map.
 - (B) Any accrued real estate taxes and special assessments owing on any land dedicated by the survey and to the appropriate county any delinquent taxes on the dedicated land are paid.
 - (C) All conditions of approval which are able to be satisfied prior to certified survey map recording have in fact been satisfied.