

# MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: June 9, 2025

Re: Concept Review

Summary of Request	
<b>Requested Approvals:</b>	Concept Review
<b>Location:</b>	Vacant lot on the corner of Innovation and Technology Drive (A455500001)
<b>Current Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Fire Department Training Facility
<b>Current Zoning:</b>	General Manufacturing District
<b>Proposed Zoning:</b>	N/A
<b>Future Land Use, Comprehensive Plan:</b>	Business/Industrial Park

## Staff Review

The applicant is requesting a conceptual review of a future project on a vacant lot within the industrial park for the City of Whitewater's Fire Department Training Facility. The proposed facility would consist of three levels, all constructed of metal. The facility would be utilized by the City of Whitewater Fire Department for training, as well as to host other fire departments for training and events.



The proposed facility is currently in the conceptual phase of the design, and the Fire Department is seeking feedback on the proposed project. The provided plans are not finalized, and do not include final architectural drawings, stormwater plans, grading plans, or site plan. The current parcel is approximately 2.64 acres, and would easily be able to accommodate the proposed structure, as well as additional parking areas and comply with all of the requirements of the M-1 zoning district. At this time it is unknown where the structure would be placed upon the parcel, however this information will be provided during the detailed site plan review in a later phase.

### Planner's Recommendations

- 1) The proposal is presented as a conceptual review only, discussion about the proposed project is crucial, however, no formal action shall be taken on the project.