

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: September 8, 2025

Re: Hale Farm Conceptual Review

Summary of Request	
Requested Approvals:	Conceptual Review
Location:	Vacant Lot Warner Road Parcel # /WUP 00332
Current Land Use:	Vacant Farmland
Proposed Land Use:	Residential Single-Family Development
Current Zoning:	R-2 One and Two Family Residence District
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Future Neighborhood

Staff Review

The applicant is requesting a conceptual review of a 99 lot residential subdivision. The parcel is currently vacant land, approximately 33.5 acres. The developer is proposing minimum lots sizes of 6,000 square feet, with front and rear yard setbacks of 20 feet, and 8 feet side yard setbacks. The development includes new infrastructure that includes sidewalks on both sides of the streets, and a 60 foot right-of-way width. Additionally, the subdivision will include green space and proper stormwater detention ponds. The proposal is only at a conceptual level at this time, which allows the PARC an opportunity to provide comments and feedback on the proposed use. The developer would need to formally apply for a rezone, preliminary plat, and final plat in order to proceed.



The developer is proposing smaller lots, with reduced setbacks and leniency in regard to standard zoning regulations. The applicant has proposed a Planned Development, however, after further review it is recommended that the developer rezone the parcel to R-1S- one family residence district-small lots.

The purpose of this zoning district is to create, preserve, and enhance areas for moderate-density single-family detached dwellings at an approximate density of seven dwelling units per acre. This zoning district is already established within the City of Whitewater, and allows development of greater density, with reduced lot area and setbacks.

After a review of the proposed development, it appears that the proposed plan is in compliance with the requirements set forth in our zoning ordinance which allows single family homes as a permitted use.

19.19.040 – Lot Area.

Minimum lot area in the R-1S district is six thousand square feet.

19.19.050 – Lot Width.

Minimum lot width in the R-1S district is sixty feet. Minimum lot width on a corner lot is sixty-six feet.

19.19.055 – Lot Depth.

Minimum lot depth in the R-1S district is one hundred feet.

19.19.060 - Yard requirements.

Minimum yard requirements/setbacks in the R-1S district are as follows:

1. Minimum front setback is twenty feet; maximum is twenty-five feet.
2. Minimum side setback is six feet.
3. Minimum rear setback is twenty feet.
4. Minimum shore setback is seventy-five feet. All shoreland shall comply with Chapter 19.46, and in addition may require DNR approval.
5. Minimum lot frontage at right of way is thirty feet.
6. Minimum porch setback for front and side yard is twelve feet.
7. Minimum street side setback on a corner lot is ten feet.
8. Minimum pavement setback, from lot line to pavement and excluding driveway entrances, is five feet on the side and rear yards and ten feet from any street right of way.

19.19.070 - Lot coverage.

1. Minimum dwelling unit structure area is eight hundred square feet.
2. Maximum lot coverage (principal and accessory structures) in the R-1S district is fifty percent.
3. Maximum impervious surface: The maximum impervious surface ratio is seventy percent. The percentage of impervious surface shall be calculated by taking the total surface area of the existing and proposed impervious surface and dividing it by the total lot area (note the minimum lot requirement for new lots in R-1S is six thousand square feet).
4. Minimum green space: thirty percent.
5. Lots calculated over the maximum allowed impervious surface require the neighborhood service director approval of a stormwater management plan. Property owners shall work with neighborhood services to develop a practical site-specific stormwater management plan that allows for flexibility in the use of stormwater treatment devices including rain barrels, rain gardens and etc. Applicants may appeal the neighborhood services director's decision to the plan and architectural review commission.
 - a. Pre-engineered lots may be developed without management plans if mitigation has been accounted for during design of the lot.
 - b. The neighborhood services department and plan and architectural review commission shall consider surrounding topography when reviewing the necessary stormwater mitigation.
 - c. Property owners may also apply for a conditional use permit which may exempt properties from the requirement of a stormwater management plan.
6. The principles and standards set forth in the City of Whitewater Erosion Control and Stormwater Management Requirements Policy which includes the city's stormwater

management ordinance (Chapter 16.16) and the city's construction site control ordinance (Chapter 16.18), shall be used as a guide by the property owner and staff for drafting and reviewing stormwater management plans. The neighborhood services department shall develop written guidelines and policies to be used in development and review of stormwater mitigation plans.

19.19.080 - Building height.

Maximum principal building height in the R-1S district is thirty-five feet.