

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: March 10, 2025

Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	107 County Road U (292-0515-3312-000, and 292-0515-3312-001)
Current Land Use:	John's Disposal Recycling Center
Proposed Land Use:	John's Disposal Recycling Center
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 for a new construction building located at John's Disposal Recycling Center at 107 County Road U. Several years ago, a building just west of the proposed building location was destroyed by fire, and the existing building has since been demolished. The applicant is proposing to rebuild a 16,000 square foot building on the same parcel in a similar location. The proposed building will be constructed with metal siding and roofing, have large garage doors for truck parking, and will be one story tall. The building will include plumbing facilities, toilet facilities, and a mechanical room and will be used as a truck maintenance shop.



The proposed project at 107 County Road U is located within the M-1 zoning district. The proposed site plan complies with all requirements of Chapter 19.36 of the City of Whitewater zoning ordinance pertaining to the M-1 zoning district.

Planner's Recommendations

- 1) Staff recommends that the Plan Commission **APPROVE** the Site Plan for the property located at 107 County Road U 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.