M E M O R A N D U M

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:	411 N Newcomb Street (/A199100002)
Current Land Use:	Manufacturing/Warehousing and Storage
Proposed Land Use:	Manufacturing/Warehousing and Storage
Current Zoning:	General Manufacturing District
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Business/Industrial Park

Staff Review

The applicant is requesting a site plan review for building improvements to an existing property located at 411 N Newcomb Street. Currently the Martin Brower Company LLC occupies the building using the existing space for warehousing storage of dry good products for quick service restaurants. The proposed improvements include a revised parking lot layout, updated landscaping, new asphalt and concrete, in addition to four new loading dock doors with hydraulic lifts and sloped retaining walls for entry into the docking area.

Current Configuration

Currently the site has approximately 19 standard car parking stalls in the front of the building, and two ADA accessible stalls. In the rear of the building, there is approximately 38 semi-trailer parking spaces. The proposed site plan includes some interior modifications; however, the overall size and placement of the building will not be modified at all. Additionally, the proposed parking plan is only slightly modified to accommodate the four new loading docks in the rear of the building. Overall, the square footage of the building is not changing, and the impervious surface is slightly changing by .8%.

SITE STATISTICS

PARCEL ADDRESS:	411 N. NEWCOMB STREET
PARCEL NUMBER:	/A199100002
PARCEL SIZE:	198,078 SF (4.547 AC)
ZONING:	M-1: GENERAL MANUFACTURING

EXISTING SITE

GREEN SPACE:	80,214 SF (40.5%)
IMPERVIOUS AREA	
BUILDING:	30,149 SF (15.2%)
PAVEMENT:	87,715 SF (44.3%)
TOTAL IMPERVIOUS:	117,864 SF (59.5%)

PROPOSED SITE

TOTAL DISTURBED AREA:	12,077 SF (0.277 AC)
GREEN SPACE PROVIDED:	78,723 SF (39.7%)
IMPERVIOUS AREA	
BUILDING:	30,149 SF (15.2%)
PAVEMENT:	89,206 SF (45.0%)
TOTAL IMPERVIOUS:	119,355 SF (60.3%)

The proposed project at 411 N Newcomb Street 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 411 N Newcomb Street with the following conditions:
    a. Dumpster placement and necessary enclosures should be added to the site plan, and location shall be approved by the zoning administrator.
    b. All lighting shall comply with the City of Whitewater Ordinances.
    c. All signage on site shall be approved by the zoning department, and a separate application will be required.
    d. All zoning and building permits for construction be properly obtained.
    e. 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.
    f. 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.
    g. 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.
    h. Any other stipulations as indicated by the PARC.