

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: November 11, 2025

Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	1220 Innovation Drive- Vacant lot on the corner of Innovation and Technology Drive (A455500001)
Current Land Use:	Vacant
Proposed Land Use:	Fire Department Training Facility
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 a 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. Additionally the training center would be surrounded by a large asphalted area for fire trucks, and other training activities. 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 current parcel is approximately 2.64 acres and would easily be able to accommodate the proposed structure, as well as additional paved training and parking areas and comply with all of the requirements of the M-1 zoning district. The stormwater and grading plans have both been reviewed and approved, and the civil plans have been reviewed by Brad Marquardt, and are acceptable.

Per the M-1 zoning regulations:

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 project meets the minimum yard 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.

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 proposed construction meets the building height requirements.

Planner's Recommendations

- 1) Staff recommend that Plan Commission **APPROVE** the Site Plan Review for new construction for the parcel located at 1220 Innovation Drive with the following conditions:
 - a. All lighting shall comply with the City of Whitewater Ordinances.
 - b. All zoning and building permits for construction be properly obtained.
 - c. 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.
 - d. Site plan shall not deviate from approved plans. Any deviation shall require additional PARC approval.