

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Christopher Bennett, Neighborhood Services Director

Date: April 10, 2023

Re: **Item #6:** Site plan review for an addition to the current office building located at 107 County Road U, Whitewater WI 53190, Parcel #/05-15-3312-000 for Johns Disposal Service

Summary of Request	
Requested Approvals:	Site plan review
Location:	107 County Road U, City of Whitewater, Jefferson County (Tax Key: 292-0515-3312-000)
Current Land Use:	Manufacturing
Proposed Land Use:	Manufacturing
Current Zoning:	M-1
Proposed Zoning:	M-1
Future Land Use, Comprehensive Plan:	M-1

Description of the Proposal:

Johns Disposal is proposing to add office space to an existing building at its site in Whitewater. The site is zoned M-1.

Per ordinance 19.36.100 no building or improvements shall be erected, placed or altered on any building site in an M-1 district park until the plans and use for such building or improvements (including site plans, landscaping plans, accommodation of environmental features, building plans, and specifications) have been approved through the architectural review process.

Easement

The city's Public Works Committee and Common Council approved and granted Johns an easement to encroach on city-owned land at separate meetings in March. The easement allows Johns to meet the proper front setback of 30 feet.

Yard requirements and building size

The building meets the front and rear setback of 30 feet and side yard setback of 15 feet. The building height is 18 feet; the maximum allowed is three stories or 100 feet.

The minimum lot area in M-1 is 20,000 square feet. Johns is working with 648,173 square feet at this site. The

building is proposed to be 4,705 square feet.

The minimum lot width in M-1 is 150 square feet. The lot being built on is 14.88 acres, and size and area is not a concern.

Buffer screening

Nuisance screening is not required, as the structure does not border a residence. The lots to the immediate north, south east and west are either owned by the city or Basura LLC, which shares a corporate address with Johns Disposal.

Architecture

The building will feature brick and metal on the facades that face the public, and will be less finished on the side facing away from the public. Renderings are included.

Lighting

The lighting is in accordance with 19.57.150 of the municipal code. The lighting plan is ES 01 in the documents provided.

The lights marked P1 are parking lot lights. PL1 are mounted to the building and shine down. W1 are wall-mounted fixtures. The lights marked OA are also on the building.

Average illumination levels within parking lots shall not exceed 1.0 foot candles within residential districts, and 2.5 foot candles within all other districts. The illumination level at any property line shall not exceed 0.5 foot candles above the ambient lighting conditions on a cloudless night where the property adjoins land in a residential district, and 2.0 foot candles above the ambient lighting conditions on a cloudless night where the property adjoins land in any other zoning district.

There is slight deviation from the stated norms in specific places, but the light at the property line does not exceed what is allowed. The adjoining properties are owned by either the city or Basura LLC. There is no need for concern.

Lot coverage and landscaping

There is no maximum percentage of lot coverage for buildings in M-1. The landscape plan locates elements in highly visible locations, especially in the front of the building, and includes canopy trees, understory and/or evergreen trees, and shrubs.

Parking

The code calls for 1 stall per 2 employees in an office. Johns estimates 22 office employees. The code calls for 1 stall for per 2 employees working in a manufacturing/warehouse building. Johns estimates 30 employees per shift for two shifts, which means 15 spaces are needed. The engineer allows for 65 parking spaces, which is listed in the application, and three are ADA compliant. The parking provided in the plans and application meets the standard in 19.51.130.

Recommendation

Approval is recommended, subject to any additional conditions stipulated by the Plan Commission.