



## Council Agenda Item

Meeting Date:	January 20, 2026
Agenda Item:	E Main Street (A444200001)
Staff Contact (name, email, phone):	Allison Schwark, Zoning Administrator/Code Enforcement

### BACKGROUND

(Enter the who, what when, where, why)

Applicant seeks to rezone the parcel on E Main Street from M-1 General Manufacturing to R-3 Residential Development. The requested amendment would allow for the future development of multi-family housing on the site. The site has remained vacant under its current zoning district. The parcel meets all requirements of the R-3 zoning district, including, lot dimensions. The surrounding area contains several uses and zoning designations, including manufacturing and residential developments. The proposed development is consistent with the city's comprehensive plan, supports sustainable growth, and contributes to the surrounding area.

### PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

On October 13, 2025, a Public Hearing was held at the PARC meeting and the PARC voted to recommend approval of the rezone to R-3 for the E Main Street parcel to the Whitewater Common Council.

### FINANCIAL IMPACT

(If none, state N/A)

N/A

### STAFF RECOMMENDATION

Staff recommend that the City of Whitewater Common Council:

1. Approve the first reading of the proposed rezone ordinance.
2. Option to waive second reading.

### ATTACHMENT(S) INCLUDED

(If none, state N/A)

Rezone Ordinance