

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: August 11, 2025

Re: Rezone Request

Summary of Request	
Requested Approvals:	Zoning Map Amendment (Rezone)
Location:	534 S Elizabeth Street /WUP 00315A
Current Land Use:	City of Whitewater High School
Proposed Land Use:	City of Whitewater High School
Current Zoning:	R-1 One Family Residence
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater High School seeks to rezone their current parcel of land located at 534 S Elizabeth Street from residential zoning to Institutional Zoning. The school district is preparing for some future additions, expansions, and renovations, and would like to become more conforming to our existing zoning ordinance. Amending their zoning district will allow them to make changes to their property without needing a Conditional Use Permit for each change like they would now with the existing zoning.

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for the parcel located at 534 S Elizabeth Street, as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.