

MEMORANDUM

To: Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	CUP
Location:	130 W Main Street
Current Land Use:	Tavern
Proposed Land Use:	Tavern
Current Zoning:	B-2
Proposed Zoning:	N/A
Future Land Use:	Central Business

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 130 W Main Street. In the B-2 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The previous owner had a valid CUP on file for restaurant operations with the sale of alcohol at this location, and all operations will remain the same. The only change will be the change of ownership to Sarah Lechner.

Planner's Recommendations

- 1) Staff recommends the plan commission **APPROVE** the conditional use permit with the following conditions:
 1. The conditional use permit shall run with the applicant and not the land. Any change in ownership/licensee (or operator) will require approval of a conditional use permit for the new owner/licensee (or operator) from the Plan Commission.
 2. Maximum occupancy shall be as determined by the fire department and building inspector.
 3. The applicant shall comply with all required City and building codes.
 4. Any other conditions as stipulated by the PARC.