

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: February 9, 2026

Re: Rezone Requests for Whitewater Creek Nature Area

Summary of Request	
Requested Approvals:	Zoning Map Amendment (Rezone Request)
Location:	685 N Fremont Street (292-0515-3332-002 and 292-0515-3332-003)
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-2, One and Two Family Residence District
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone two parcels of land within the City of Whitewater, located at 685 N Fremont Street. The parcels are currently being utilized as park land, and nature preserve area, otherwise known as Whitewater Creek Nature Area. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows these parcels designated as Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. These two parcels are currently zoned R-2, which is not considered

to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone request for 685 N Fremont Street to the City of Whitewater Common Council as the rezone meets all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.