



Council Agenda Item

Meeting Date:	March 3, 2026
Agenda Item:	685 N Fremont Street (292-0515-3332-002 and 292-0515-3332-003) 611 W Center Street (/CL 00035) 116 North Street (#/WSS 00018) 511 E. Clay Street (/A392500001 & /WUP 000318) 341 S. Fremont Street (s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002) 402 W. Main (/OT 00037 and /OT 00038) 110 N. First Street (/OT 00013) 601 N. Tratt Street (# 292-0515-3141-104) Mill Race Park (#/TR 00001) Minneiska Park on Tanner Way (/WES 00035) 1201 Innovation Drive (WUP 00322) 1602 Turtle Mount Circle (# /MO 00051) Ray Trost Nature Preserve (/WUP 00036B) Skyway Park on Tower Hill Pass (292-0515-3141-104) 504 w Starin Road (/S 00009, /S 00018 and /S 00019) Tripp Lake Park (/WUP 00271A) Walton East Gate on Jake’s Way (/WPB 00043) 654 Stonefield Lane (# 292-0515-3414-102) 546 N. Jefferson Street (/WUP 00033) 288 Indian Mound Parkway (/MO 00053 and /WUP 00160D3)
Staff Contact (name, email, phone):	Allison Schwark, Zoning Administrator/Code Enforcement

BACKGROUND

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

The City of Whitewater seeks to rezone multiple parcels within the City of Whitewater, all of which are active parks, parkland or nature preserves areas. The City of Whitewater recently updated the Institutional Zoning Code to be more consistent with the City of Whitewater’s Comprehensive Plan. These parcels are designated for Institutional zoning in the Future Land Use Plan. This rezone application is to align these parcels with the Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are consistent with public recreation uses 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.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

On February 9, 2025, and January 12, 2026, a Public Hearing was held at the PARC meeting and the PARC voted to recommend approval of the Proposed Zoning changes for the multiple park parcels 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 readings for the proposed Zoning Changes
2. Option to waive second reading

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Rezone Ordinances