

September 30, 2024

To: Taylor Zeinert, Economic Development Director

RE: Bower's House Memorandum

The Bower's House is located at 183-187 W Main Street, Whitewater, WI 53190, and is currently undergoing major restoration throughout the entire building. The Office of Neighborhood Services has been working with the owner, applicant, contractor, and architect on the project for several months, and final plans were submitted to the department for review and comment.

Upon Review, the applicant opted for a plan that included an ADA accessible ground level apartment building to adhere to state requirements, however this design was not permitted in our own City ordinances. The parcel(s) are zoned B-2 Central Business District, and per section 19.30.030(G)(1):

"First floor residential uses are prohibited in any building located in the area within the boundary of Whitewater Creek on the east (prohibited on west side of creek only), North Street on the north (prohibited on south side of street only), Fremont Street on the west (prohibited on east side of street only), Whitewater Street on the south (prohibited on north side of street only), and the portion of West Main Street from the intersection of Whitewater Street east to the Whitewater Creek (prohibited on north side of street only)."






www.whitewater-wi.gov
Telephone: (262) 249-6701

Office of Neighborhood Services
312 W. Whitewater St.
Whitewater, WI 53190

The Wisconsin Legislative Code, section 101.13.2(b) requires one ADA accessible unit within the restored development. Therefore, our local ordinance contradicted the state ordinance, and the applicant applied for a variance to receive an exception to allow the ground level ADA apartment to come into compliance with all state ordinances.

The City of Whitewater Zoning Board of Appeals will be meeting in regard to this request in the month of October, however City staff is in support of this variance request. For any additional information or questions, please contact me at 262-249-6701 or mcodeenforcement@gmail.com

Sincerely,



Allison Schwark
Code Enforcement Officer
Zoning Administrator
City of Whitewater