

A RESOLUTION TO APPROVING ZONING REWRITE CONTRACTOR FOR GRAEF

WHEREAS, the City of Whitewater's Zoning Code provides the regulatory framework for land use, development, and zoning administration within the City; and

WHEREAS, the City's Zoning Code was last comprehensively updated in 2016 and has become increasingly outdated due to changes in State statutes, administrative requirements, development practices, and the City's current planning and development needs; and

WHEREAS, the City determined that a comprehensive review and rewrite of the Zoning Code would improve clarity, consistency, administration, and the City's ability to effectively regulate land use and development; and

WHEREAS, the City issued a Request for Proposals (RFP) for professional services to complete a comprehensive Zoning Code Rewrite on June 1, 2026; and

WHEREAS, four proposals were received and reviewed by City staff based upon the qualifications, experience, proposed approach, cost, and ability to meet the City's objectives for the project; and

WHEREAS, the Plan Commission reviewed the two finalist proposals and recommends that the Common Council authorize the City to enter into a professional services contract with Graef, for the Zoning Code Rewrite; and

WHEREAS, the proposed scope of services includes a comprehensive review of the existing Zoning Code, identification of outdated or conflicting provisions, incorporation of applicable State statutory requirements and current planning practices, preparation of revised zoning regulations, coordination with City staff and applicable boards and commissions, and public and stakeholder engagement as appropriate; and

WHEREAS, the proposed contract amount is \$118,812, in accordance with the proposal submitted by Graef and subject to the terms and conditions of the final contract; and

WHEREAS, the Common Council finds that entering into a professional services contract for the Zoning Code Rewrite is in the best interest of the City and will assist the City in maintaining a clear, current, and effective regulatory framework for future development.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Whitewater hereby authorizes the City to enter into a professional services contract with Graef for the comprehensive Zoning Code Rewrite, in an amount not to exceed \$118,812, consistent with the approved proposal and scope of services.

BE IT FURTHER RESOLVED, that the City Manager is authorized to execute the contract and any documents necessary to carry out the Zoning Code Rewrite, provided that such documents are consistent with the terms authorized by this Resolution.

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BE IT FURTHER RESOLVED, that the Community Development Department shall serve as the primary City department coordinating the project with the selected consultant, City staff, Plan Commission, Common Council, and other applicable boards, commissions, stakeholders, and members of the public.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately upon its adoption.

Resolution was introduced by Council Member _____, who moved for its adoption.

Seconded by Council Member _____.

DATE	October 20, 2026			
	YES	NO	PASS	ABSENT
Michael Smith				
Orin Artsmith				
Steven Sahyun				
Brian Schanen				
Neil Hicks				
Gavin Kelleher				
Patrick Singer				
Total:				

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk