

**M E M O R A N D U M**

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning Administrator

Date: June 8, 2026

Re: Conditional Use Permit

<b>Summary of Request</b>	
<b>Requested Approvals:</b>	Conditional Use Permit
<b>Location:</b>	132 W Center Street (/OT 00065)
<b>Current Land Use:</b>	Central Business
<b>Proposed Land Use:</b>	Central Business
<b>Current Zoning:</b>	B-2
<b>Proposed Zoning:</b>	NA
<b>Future Land Use:</b>	Central Business

**Application Summary**

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 132 W Center Street In the B-2 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The property was previously used and occupied by Coyote Grill, and the current occupant is proposing a new establishment called The Flowing Well Saloon.

**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, and any signage shall require additional permitting.