

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

Summary of Request	
Requested Approvals:	Conditional Use Permit
Location:	180 W Main St (/OT 00020)
Current Land Use:	Central Business
Proposed Land Use:	Central Business
Current Zoning:	B-2
Proposed Zoning:	NA
Future Land Use:	Central Business

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 180 W Main St. In the B-2 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. This establishment has been in operation, and will remain in operation as is, however requires a current CUP to remain complaint due to ownership changes.

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.