

MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning
Administrator

Date: May 13, 2024

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	CUP
Location:	162 W Main Street
Current Land Use:	Restaurant
Proposed Land Use:	Restaurant
Current Zoning:	B-2
Proposed Zoning:	N/A
Future Land Use:	Central Business

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 162 W Main Street. In the B-2 District Taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The previous owner had a valid CUP on file for restaurant operations with the sale of alcohol at this location, and all operations will remain the same. The only change at this location will be the restaurant name (Fanatico Restaurant), and owner (Teuta Ademi).

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. Future signage shall be consistent with that of adjacent properties and downtown areas and shall comply with the City's sign ordinance. In addition, backlit, plastic signage shall be prohibited. City staff shall review and approve all new and replacement signage prior to installation.
4. The applicant shall comply with all required City and building codes.