

# MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: September 8, 2025

Re: Rezone Request

| Summary of Request                              |  |
|---|--|
| <b>Requested Approvals:</b>                     | Zoning Map Amendment (Rezone)                              |
| <b>Location:</b>                                | 506 E Main Street (/TRA 00049, /TRA 00050, and /TRA 00051) |
| <b>Current Land Use:</b>                        | City of Whitewater Washington Elementary School            |
| <b>Proposed Land Use:</b>                       | City of Whitewater Washington Elementary School            |
| <b>Current Zoning:</b>                          | R-2 One & Two Family Residence                             |
| <b>Proposed Zoning:</b>                         | I Institutional  |
| <b>Future Land Use,<br/>Comprehensive Plan:</b> | Institutional  |

## Rezone Review

The City of Whitewater Elementary School seeks to rezone their current parcel of land located at 506 E Main Street from residential zoning to Institutional Zoning. The school district is preparing for some future additions, expansions, and renovations, and would like to become more conforming to our existing zoning ordinance. Amending their zoning district will allow them to make changes to their property without needing a Conditional Use Permit for each change like they would now with the existing zoning.

**Planner's Recommendations**

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for the parcel located at 506 E Main Street, as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.