

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: April 13, 2026

Re: Conditional Use Permit Request

Summary of Request	
Requested Approvals:	Conditional Use Permit
Location:	1202 E Bluff Road (/A323600001)
Current Land Use:	Highway Commercial
Proposed Land Use:	NA
Current Zoning:	B-3 Highway Commercial & Light Industrial
Proposed Zoning:	NA
Future Land Use, Comprehensive Plan:	Highway Commercial

Conditional Use Review

Kori Gainey is seeking approval for a conditional use permit at 1202 E Bluff Road. This location is currently zoned B-3, and the applicants seeks to operate an adult daycare center, Camp Buckaroos. Daycares, both child and adult, are a conditional use in B-3 district, following the proposed zoning text amendment to **19.33.030**.

The applicant is seeking to open the facilities from 7:00AM to 8:00PM, however the days of the week were not established in the narrative provided with the application. The maximum number of participants is 30 per day, and the staff to participant ratio is 1 staff member per 8 participants. All programs and transportation will be handled by the facility, and all state guidelines will be adhered to for safe operations.

Planner's Recommendations

- 1) Staff recommend that the Plan Commission **APPROVE** the Conditional Use Permit for an adult daycare facility at 1202 E Bluff Road with the following conditions:
 - a. The proposed zoning text amendment to allow daycare facilities in the B-3 zoning district must be fully approved and adopted by the City of Whitewater Common Council.
 - b. The number of participants shall not exceed 30 at any given time.