

MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning Administrator

Date: April 13, 2026

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit (CUP)
Location:	204 W Main Street (/OT 00026)
Current Land Use:	Tavern
Proposed Land Use:	Tavern
Current Zoning:	B-2 Central Business District
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 204 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 current business has been in operation for several years.

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.