

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 12, 2026

Re: Rezone Requests for all Park Land

Summary of Request	
Requested Approvals:	Zoning Map Amendments (Rezone Request)
Location:	Multiple Locations Indicated Below
Current Land Use:	Park Land
Proposed Land Use:	Park Land
Current Zoning:	R-1, R-1X, R-2, R-3, B-2, M-1, and PCD
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater seeks to rezone multiple parcels of land within the City of Whitewater, all of which are currently classified as active parks, park land, and nature preserve areas. The City of Whitewater recently modified the Institutional Zoning Code to become more consistent with the Comprehensive Plan for the City of Whitewater. The amendment more clearly defined Institutional Zoning Uses in the City of Whitewater. The Future Land Use Plan shows each and every one of these parcels to be designated as an Institutional zoned property in the future, and the City of Whitewater is taking applicable and appropriate action to rezone these parcels to align with our Comprehensive Plan, and Zoning Ordinance. All of these parcels are currently zoned R-1, R-1X, R-2, R-3, B-2, M-1, and PCD, none of which are considered to be consistent with the use of a public recreation area such as a park. The City of Whitewater petitions to rezone these

parcels to responsibly protect parkland from becoming developed or utilized in a way that is not consistent with the goals and objectives in our comprehensive plan which supports the need for public open space and green space.

The properties being rezoned are as follows:

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A2960000001, A2960000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 Meadowsweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).

- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
- Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the above mentioned rezone requests to the City of Whitewater Common Council as the rezones meet all requirements of the Institutional zoning district and is consistent with the comprehensive plan and future land use plan.