

MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning Administrator

Date: August 10, 2026

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit (CUP) for sale of alcohol by the drink
Location:	1170 W Main St (/WUP 00164D)
Current Land Use:	Restaurant
Proposed Land Use:	Restaurant
Current Zoning:	B-1, Community Business District
Proposed Zoning:	N/A
Future Land Use:	Community Business

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 1170 W Main St. In the B-1 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The restaurant is existing currently, and would like to remain in operation.

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.