

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning Administrator

Date: May 13, 2026

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit (CUP)
Location:	162 W Main (/OT 00014)
Current Land Use:	Community Business
Proposed Land Use:	Community Business
Current Zoning:	B-2
Proposed Zoning:	NA
Future Land Use:	Community Business

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 162 W Main. In the B-3 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The property and business operations are remaining as is, and it is currently operating with the same use, however the business recently sold, and the new owners are required to obtain a new Conditional Use Permit.

Planner’s Recommendations

- 1) Staff recommends the plan commission **APPROVE** the conditional use permit for the property located at 162 W Main Street 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. Future signage shall be consistent with that of adjacent properties and downtown areas and shall comply with the City's sign ordinance. In addition, backlit, plastic signage

shall be prohibited. City staff shall review and approve all new and replacement signage prior to installation.

4. The applicant shall comply with all required City and building codes.