

AMENDED 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: March 10, 2025

Re: Rezone Request

Summary of Request	
Requested Approvals:	Rezone
Location:	500 Tratt Street (292-0515-3233-008) and /WUP 00359
Current Land Use:	Vacant
Proposed Land Use:	Multi-Family
Current Zoning:	AT, Agricultural Transition District
Proposed Zoning:	R-, Multi-Family Residential
Future Land Use, Comprehensive Plan:	Future Neighborhood

Rezone Review

The applicant, Arch Development, LLC seeks to rezone parcel /WUP 00359, located in the City of Whitewater, Walworth County; as well as a portion of parcel 292-0515-3233-008 located off Tratt Street, in the City of Whitewater from the Agricultural Transition District, to the R-3, Multi-Family Residential District. This parcel is currently located in Jefferson County. A small portion of the parcel will remain in the AT District; however, a majority of the property would be rezoned to R-3 for continued development of townhomes. In 2017 the land was annexed into the City of Whitewater, and in 2018 the applicant petitioned to rezone to R-3 permanently. Per the meeting minutes the PARC recommended approval of the proposed rezone, however the Common Council did not approve the rezone for these two parcels. Recently the applicant was approved to construct multi-family housing on the adjacent parcel in Walworth County, and all

approvals were obtained. The applicant is proposing to continue phasing the development by constructing townhomes on the land that they are proposing to rezone. The applicant is not seeking approval for a CSM, or site plan review at this time.



Per Chapter 19.21 regarding the R-3 Zoning District, the existing parcel meets all requirements of the district. Additionally, The comprehensive plan describes future neighborhood as a carefully planned mix of primarily single-family residential development, including some two-family, higher density residential, and neighborhood compatible business and institutional uses that are consistent with the residential character of the area.

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for a portion of the parcel located at 500 Tratt Street (292-0515-3233-008), as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.
- 2) The following conditions are recommended with approval:
 - a. The area that is proposed to stay in the AT district should be parceled off via CSM to separate the zoning districts by lot and zoning designation.
 - b. Exact acreage or square footage of the proposed rezone area should be provided.
 - c. Exact acreage or square footage of the AT district should be provided.
 - d. The applicant will return for a full site plan review at a later date.