

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: October 12, 2026

Re: Annexation, and Zoning Map Designation

Summary of Request	
Requested Approvals:	Annexation Zoning Map Designation
Location:	Parcel no. 004-0515-3233-003
Current Land Use:	Undeveloped
Proposed Land Use:	Four-Unit Apartment Building
Current Zoning:	County Zoning
Proposed Zoning:	R-2 ONE- AND TWO-FAMILY RESIDENCE DISTRICT
Future Land Use, Comprehensive Plan:	Medium Intensity Residential (MIR)

Project History and Request for Annexation:

The applicant, Russell Walton, on behalf of Russell and Kimberly Walton Family Trust, is requesting an Annexation of approximately .45 acres of land from the Town of Cold Spring, into the City of Whitewater. Currently, the property is undeveloped land. The applicant has future plans to develop the property with a four-unit apartment complex.

Zoning:

19.12.040 - Annexations and consolidations.

A. Annexations to or consolidations with the city subsequent to June 24, 1982, the effective date of the ordinance codified in this title shall be placed in the AT agricultural transition district, unless the annexation ordinance temporarily places the land in another district. Within one year, the city plan commission shall evaluate and recommend a permanent classification to the common council. The applicant is requesting to rezone the property to R-2 ONE- AND TWO-FAMILY RESIDENCE DISTRICT.

Relationship to City Plans:

19.18.010

The purposes of the R-2 two-family residence district is established to provide medium density residential areas.

19.18.020 - Permitted uses.

Permitted uses in the R-2 district include:

- A. One-family detached dwellings;
- B. Two-family attached dwellings (except for conversions of single-family to two-family dwellings);
- C. Home occupations/professional home offices for nonretail goods and services (defined in this district as businesses that do not require customer access);
- D. A nonfamily household in R-2 shall be limited to three unrelated persons;
- E. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of [Chapter 19.55](#).

19.18.030 – Conditional Uses

- A. Attached townhouse dwellings, up to four units per building: minimum lot area requirements for such uses shall be regulated by [Chapter 19.21](#);

Future Land Use: The property in question is considered Medium Intensity Residential (MIR) on the future land use map. The proposed land use is compatible with the future land use designation, subject to the petition and approval the CUP. Additionally, the applicant owns property north and east of the proposed CSM that is improved with existing medium density residential uses.

Planner's Recommendations

- 1) Staff recommends that Plan Commission recommend APPROVAL of the Annexation petition for .45 acres of land located at parcel no. 004-0515-3233-003 to the City of Whitewater Common Council.

- 2) Staff recommends that Plan Commission recommend APPROVAL of the permanent zoning designation of R-2 ONE- AND TWO-FAMILY RESIDENCE DISTRICT for .45 acres of land located at parcel no. 004-0515-3233-003.