

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: July 13, 2026

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit
Location:	132 W Center Street (/OT 00065)
Current Land Use:	Central Business
Proposed Land Use:	Central Business
Current Zoning:	B-2
Proposed Zoning:	NA
Future Land Use:	Central Business

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 132 W Center Street In the B-2 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The property was previously used and occupied by Coyote Grill, and the current occupant is proposing a new establishment called The Flowing Well Saloon. Previously, at last month's PARC meeting the item was tabled until further information was provided. The applicant has now submitted a site plan along with the application.

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, and any signage shall require additional permitting.