

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: July 14, 2025

Re: Certified Survey Map

Summary of Request	
Requested Approvals:	4 Lot Certified Survey Map (CSM)
Location:	Greenway Court Lot 2 /A444200003
Current Land Use:	Vacant
Proposed Land Use:	Contractor Shops
Current Zoning:	Technology Park
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Technology Park

Staff Review

The applicant is requesting a 4 lot Certified Survey Map for a vacant parcel on Greenway Court. The proposed CSM was prepared by a licensed surveyor with Kapur, Inc. A Conditional Use Permit for the construction of contractor shops/buildings for business or storage purposes located on a lot that is currently vacant within the technology park was approved in February of 2025. The applicant is proposing a CSM so each shop can be sold individually, versus rented. The proposed CSM appears to comply with all standards and minimum lot requirements of the Technology Park District.

NOTICE OF POSSIBLE LIMITATION OF PUBLIC SERVICES:

THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A CITY/DEVELOPER AGREEMENT OR CONTRACT FOR IMPROVEMENTS; OR, IF THIS IS A CONDOMINIUM PLAT, IN A DOCUMENT CALLED A GENERAL DEVELOPMENT PLAN (GDP), WHICH DIRECTLY RELATES TO THIS CSM AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICES OF BOTH THE WHITEWATER CITY CLERK AND THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF WHITEWATER.

Planner's Recommendations

- 1) Staff recommend that Plan Commission **APPROVE** the Certified Survey Map for the parcel located on Greenway Court, tax key /A444200003 with the following conditions:
 - a. Recording of Certified Survey Map. The surveyor shall record a copy of the approved certified survey map with the appropriate register of deeds, but only after:
 - i. Certificates of the city council, surveyors, owner and those other certificates required by Section 236.21 of the Wisconsin Statutes are placed on the face of the certified survey map.
 - ii. Any accrued real estate taxes and special assessments owing on any land dedicated by the survey and to the appropriate county any delinquent taxes on the dedicated land are paid.
 - iii. All conditions of approval which are able to be satisfied prior to certified survey map recording have in fact been satisfied. Upon recordation by the developer, two copies of the recorded document shall be furnished to the city clerk.
 - b. Add a note on the CSM regarding the proposed private drive, and the limitation of public services.
 - c. Any other stipulations as indicated by the PARC.