

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: August 11, 2025

Re: Extra Territorial Zoning (ETZ) Certified Survey Map

Summary of Request	
Requested Approvals:	1 Lot Certified Survey Map
Location:	W2862 State Road 59, Whitewater, WI 53190
Current Land Use:	Home and Natural Resource Area
Proposed Land Use:	Home and Natural Resource Area
Current Zoning:	A-3 and N
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	N/A

CSM Review

The applicant is requesting a lot division by CSM, to create 1 new parcel of land within existing unplatted lands in the Town of Cold Spring ETZ area. The proposed CSM divides the property leaving approximately 5.265 acres zoned A-3 where an existing residence and farm structures are located per CSM 2582. The CSM then creates a new Lot 1, which is approximately 10.54 acres of land that is vacant and zoned Natural Resource Area (N). The lots can not be sold separately from one another per a note placed on the CSM.

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CSM appears to be in full compliance with both lot area and width requirements as well as all other provisions of the municipal ordinance.

Planner's Recommendations

1) Staff recommend that Plan Commission **APPROVE** the Certified Survey Map as it meets all requirements of the zoning district in which it is located, as well as all land division requirements.