

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 13, 2025

Re: Extra Territorial Zoning (ETZ) Certified Survey Map

Summary of Request	
Requested Approvals:	2 Lot Certified Survey Map
Location:	W8597 Willis Ray Road, Whitewater, WI 53190
Current Land Use:	Home and Farm Field
Proposed Land Use:	Home and Farm Field
Current Zoning:	A-1
Proposed Zoning:	A-1
Future Land Use, Comprehensive Plan:	AT

CSM Review

The applicant is requesting a lot division by CSM, to divide one lot located in the Town of Whitewater ETZ area into two lots. The proposed lot size of lot 1 is 2.998 Acres or 130,578 square feet, and the remaining agricultural land will remain unplatted. Bearings referenced to the North line of the Southeast 1/4 of Section 9-4-15, recorded as N88.04'20"E in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27). The existing sanitary system on Lot I appears to be functioning. No evaluation as to meeting the requirements for replacement system under "SPS 383" of the Wisconsin Administrative Code. Lot 1 is a separation of farm structures from farmland.

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.