

# MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Extra Territorial Platting (ETP) Certified Survey Map

Summary of Request	
<b>Requested Approvals:</b>	2 Lot Certified Survey Map
<b>Location:</b>	W4890 Tri County Road. Tax Parcel #016-0514-3643-000
<b>Current Land Use:</b>	Vacant/Farmland
<b>Proposed Land Use:</b>	Cemetery
<b>Current Zoning:</b>	A-1
<b>Proposed Zoning:</b>	N/A
<b>Future Land Use, Comprehensive Plan:</b>	N/A

## CSM Review

The applicant is requesting a lot division by CSM, to create 2 new lots, Lot 1 consisting of 5.0196 acres, and Lot 2 consisting of 47.1987 acres. The applicant is proposing to create Lot 1 for a future cemetery use. The City of Whitewater only has jurisdiction on this parcel for extraterritorial plat review, therefore any potential development on the parcel, or the proposed use in correlation with current zoning on the parcel will not be discussed or evaluated by the City of Whitewater.

It appears that the site does not have direct frontage to Tri County Road, however the parcel in front of Lot 1 is owned by the same individual, and an access drive has been established. It is at the Townships' discretion if this provides adequate access to the new proposed parcel. The

proposed CSM will need to be reviewed and approved by both the Township and County before it is formally approved and recorded.

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

**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.