

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: April 14, 2025

Re: Extra Territorial Zoning (ETZ) Certified Survey Map

Summary of Request	
Requested Approvals:	4 Lot Certified Survey Map
Location:	W3528 Vannoy Drive, Whitewater, WI 53190
Current Land Use:	Vacant
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 4 new parcels of land within existing unplatted lands in the Town of Cold Spring ETZ area. Parcel 004-0515-2742-000, off Vannoy Drive is approximately 38.41 acres of land. The proposed CSM divides the property creating two lots (Lot 1 and Lot 4) which have been rezoned to A-3 each 1 acre. These will be used for residential. Two lots behind these parcels (Lot 2, and Lot 3) have recently been rezoned to N, and will remain vacant. Lot 2 will be 19.452 acres, and Lot 3 will be 15.244 acres.

The parcel was previously zoned A-1, and the rezone was approved by Jefferson County on November 21, 2024.

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.