

MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning
Administrator

Date: June 3, 2024

Re: Certified Survey Map

Summary of Request	
Requested Approvals:	2 Lot Certified Survey Map
Location:	1207 W Carriage Drive
Current Land Use:	Multi-Family and Vacant Lot
Proposed Land Use:	Multi-Family and Vacant Lot
Current Zoning:	R-3 Multi Family Residence
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Higher Density Residential

CSM Review

A Certified Survey Map (CSM) is being proposed to create two (2) lots (labeled 1 & 2 on the proposed CSM). According to the plat of survey, parcel 1 is 15,004 sq. ft and parcel 2 is 32,927 sq. ft.

The proposed “Lot 1” currently has a 4-unit residence located on it. Lot 1 must meet all requirements of the R-3 zoning district. The proposed CSM does not show setbacks to verify the building envelope (19.21.060, Yard requirements). Therefore, we cannot verify that the minimum lot coverage requirements are being meet, since dimensions of the existing multifamily building are not provided.

The minimum lot size for Lot 1 is dictated by the density (19.21.040 - Lot area). Per the property file, the residence is 4 units each with 2 bedrooms, making the minimum lot size of 15,000 sq. ft. Lot 1 shows 15,004 sq. ft on the proposed CSM, therefore meeting the minimum lot size.

The bulk of Lot 2 is located within the Shoreland Wetland District & Non-Shoreland Wetland District. As long as the property remains in the Shoreland Wetland District & Non-Shoreland Wetland District, any uses proposed for Lot 2 will need to be meet requirements of the overlay districts. At this time the property owner has no future plans for development of this lot, and the zoning department has been informed that the lot split is for the purchase and sale of the multifamily home on lot 1.

Carriage Drive, Public Street

The Carriage Drive Road located north of the CSM appears to be currently a joint use access for the 4-unit residence and the residence at 1206 Carriage Drive. The road was platted at the same time as the Carriage Hills subdivision. On a plat of survey dated in 2005, the area is labeled as unimproved.

When reviewing the property on the north side of the road developed in 2004, it is labeled as a “Shared Drive” with a note stating that “gravel to be paved by the property owners or replaced by a public street by December 1, 2006.” The carriage drive is still gravel with no improvements. On the proposed CSM, it is labeled as private.

The Applicant should be aware that several issues may impact the ability to develop the proposed Lot 2:

1. Lot 2 is located within the Shoreland Wetland District & Non-Shoreland Wetland District overlay zoning districts. Much of Lot 2 is a wetland area. Areas within the Shoreland Wetland District & Non-Shoreland Wetland District can only be used for the “permitted uses” provided under these overlay districts. If other uses (i.e. multi-family) are desired, an approved zoning map amendment will be necessary to remove the Shoreland Wetland District & Non-Shoreland Wetland District overlay zoning designations. Wetland areas that are not filled are expected to remain in the Shoreland Wetland District & NonShoreland Wetland District.
2. If any wetlands are to be filled, all Wisconsin DNR regulations must be followed.
3. In order to demonstrate that the maximum impervious surface requirements will be met for Lot 2, the applicant will need to submit a Stormwater Management Report to be reviewed and approved by the City Engineer. Note that stormwater management on this site may be negatively affected by the filling of the wetland.

Planner’s Recommendations

- 1) Staff recommends that Plan Commission **APPROVE** the 2 Lot Certified Survey Map with the following conditions:
 - A. All requirements of the R-3 zoning district shall be met for both Lot 1 and Lot 2. Specifically, for Lot 1, the applicant shall provide setbacks and the area of the

existing multifamily building in order to demonstrate the requirements of the R-3 zoning district are met.

- B. The CSM shall be corrected to label Carriage Drive as a platted, public road. This is necessary to ensure that Lot 2 meets minimum street frontage requirements.
- C. Any other conditions stipulated by the PARC.