

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Llana Dostie, Zoning Specialist

Date: September 14, 2026

Re: Final Certified Survey Map

Summary of Request	
Requested Approvals:	3 Lot Certified Survey Map (CSM)
Location:	Located on Walworth Avenue next to the High school, bisected by Hwy 12 Bypass. Parcel #'s /WUP 000324, /WUP 000325, /WUP 000327 and /WUP 000328
Current Land Use:	AT-Agricultural Transition
Proposed Land Use:	AT-Agricultural Transition
Current Zoning:	AT- Agricultural Transition
Proposed Zoning:	N/A
Future Land Use:	Lot 2-Residential, Lot 1 Mixed Use Commercial, Lot 2 Industrial

Application Summary

The City, with permission from the property owner, is requesting approval of a Certified Survey Map (CSM) to divide and combine portions of parcels WUP 000324, WUP 000325, WUP 000327, and WUP 000328. The properties are located along Walworth Avenue adjacent to the Whitewater High School and are bisected by the Highway 12 Bypass. The parcels currently comprise approximately 284.89 acres.

The proposed CSM would establish three clearly defined and legally identifiable lots:

- **Lot 1:** 33.56 acres
- **Lot 2:** 66.34 acres
- **Lot 3:** 204.02 acres

All three lots would remain zoned **AT – Agricultural Transition** at this time. The City's identified future land use designations for the properties are **Mixed Commercial** for Lot 1, a range of **low-, medium-, and high-density residential** uses for Lot 2, and **Industrial** for Lot 3.

The purpose of the proposed division and combination is to establish clean and legally compliant lot configurations, create accurate legal descriptions, and ensure that the properties can be properly conveyed and transferred in the future. The current parcel configurations do not accurately reflect the division of the properties that occurred when the Wisconsin Department of Transportation constructed the Highway 12 Bypass.

The proposed CSM will correct these existing parcel configuration issues and provide clearly defined boundaries for each resulting lot. Based on staff's review, the proposed lots appear to comply with the City's requirements for minimum lot area, lot width, and other applicable provisions of the municipal ordinance.

Planner's Recommendations

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