

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: October 14, 2024

Re: Annexation, Zoning Map Designation, CSM

Summary of Request	
Requested Approvals:	Annexation Zoning Map Designation CSM
Location:	N9618 and N9622 Howard Road D W 200004
Current Land Use:	Single Family Homes and Farm Use
Proposed Land Use:	Same
Current Zoning:	County Zoning
Proposed Zoning:	AT-Agricultural Transition District
Future Land Use, Comprehensive Plan:	Agriculture/vacant land

Project History and Request for Annexation:

The applicant, Mike Mason, Michael Mason Trust, is requesting an Annexation of approximately 12.34 acres of land from the Town of Whitewater, into the City of Whitewater. Currently, the parcel includes two single family homes, farm field, and several farm outbuildings.

Certified Survey Map (CSM):

Additionally, the applicant is requesting a 3 lot CSM, in order to separate the two homes, and farm field so that the homes may be sold to separate buyers, and the current owner can maintain the farm fields.

Zoning:

19.12.040 - Annexations and consolidations.

A. Annexations to or consolidations with the city subsequent to June 24, 1982, the effective date of the ordinance codified in this title shall be placed in the AT agricultural transition district, unless the annexation ordinance temporarily places the land in another district. Within one year, the city plan commission shall evaluate and recommend a permanent classification to the common council.

Relationship to City Plans:

19.42.010 - Purpose.

The purposes of the AT agricultural transition district are to provide for the orderly transition of agricultural land to other uses in areas planned for eventual city expansion. This district is generally intended to apply to lands located in the city where such lands are predominantly in agricultural or open space use but where conversion to nonagricultural use is expected to occur in the foreseeable future.

19.42.020 - Permitted uses.

Permitted uses in the AT district include:

- A. Dairying, floriculture, orchards, plant nurseries, truck farming, sod farming, horticulture, grazing, greenhouses, forest and game management, livestock and poultry raising (except for commercial operations), roadside stands not exceeding one per farm, and similar agricultural uses;
- B. Two single-family dwelling units for resident owner/operators and their children, siblings, and parents or laborers principally engaged in conducting a permitted or approved conditional use;
- C. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, per the requirements of Chapter 19.55.

Future Land Use: Agriculture/Vacant (on Existing Land Use map only): Lands predominantly in agricultural or open space use, or open lands and vacant parcels within the City limits.

Planner's Recommendations

- 1) Staff recommends that Plan Commission APPROVE the Annexation petition for 12.34 acres of land located at N9618 and N9622 Howard Road tax key D W 200004.
- 2) Staff recommends that Plan Commission APPROVE the permanent zoning designation of Agricultural Transition District for 12.34 acres of land located at N9618 and N9622 Howard Road tax key D W 200004.

3) Staff recommends that Plan Commission APPROVE the 3 Lot CSM to divide the 12.34 acres of land located at N9618 and N9622 Howard Road tax key D W 200004.

