



PARC Agenda Item

Meeting Date: June 8, 2028

Agenda Item: Business Park CSM

Staff Contact (name, email, phone): Llana Dostie, Zoning Specialist

BACKGROUND

(Enter the who, what when, where, why)

In the past, when a buyer purchased a lot from the City, the buyer would complete the Certified Survey Map (CSM) as part of the transaction process. At this time, there are several properties within the Business Park that are not configured as clean or fully independent lots, making additional lot division necessary prior to sale.

One example is the property located at the end of Universal Boulevard. That parcel is currently divided in such a way that a portion of the property is not intended for sale, as it is part of Moraine View Park. Completing a CSM would establish a clear separation between the developable property and park land.

Additionally, another property located on the Jefferson County side of the Business Park presents a similar issue. If the property were sold without an appropriate lot split, a remnant parcel would remain behind the East-West Company property. This would leave the City with ownership of a parcel that would not have practical access.

Completing the necessary lot divisions through the CSM process will create clean and legally compliant lot configurations, establish accurate legal descriptions, and ensure that properties can be properly transferred at the time of sale. This process also helps prevent future access, ownership, and boundary concerns for both the City and prospective property owners.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater PARC:

1. Recommend approval of the CSM's to the Whitewater Common Council.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

CSM Drafts