

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Llana Dostie, Zoning Specialist

Date: August 10, 2026

Re: Final Certified Survey Map

Summary of Request	
Requested Approvals:	2 Lot Certified Survey Map (CSM)
Location:	City Owned Vacant Lot end of Universal and Moraine View Park at 1201 Innovation Dr. Parcel #: /WUP 00322
Current Land Use:	Manufacturing & Park Land
Proposed Land Use:	Manufacturing & Park Land
Current Zoning:	M-1 General Manufacturing Use District and I-Institutional
Proposed Zoning:	N/A
Future Land Use:	General Manufacturing Use District and I-Institutional

Application Summary

The Plan Commission reviewed and approved the Preliminary Certified Survey Map at its June 8, 2026, meeting. The City is requesting a lot division by Certified Survey Map within parcel /WUP 0 322, located at the end of Universal Drive and at 1201 Innovation Dr. This parcel is currently 35.08 Acres. The division would result in the creation of two lots, lot 1, and lot 2, which would be 20.85 & the Park would be 13.39 acres, respectively. The Park would remain zoned I, with a public use designation. The 20.85 would remain M-1 with a general manufacturing designation. The City is requesting this division for clean and legally compliant lot configurations, establishment of accurate legal descriptions, and ensure that properties can be properly transferred at the time of sale. The proposed 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 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.