

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning Administrator

Date: May 12, 2026

Re: Certified Survey Map (CSM)

Summary of Request	
Requested Approvals:	4 Lot Certified Survey Map (CSM)
Location:	630 S Wisconsin Street (/WUP 00288D)
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
Current Zoning:	R-1 One Family Residence
Proposed Zoning:	N/A
Future Land Use:	Single Family Residence

Application Summary

The applicant is requesting a 4 Lot Certified Survey Map at 630 S Wisconsin Street. The applicant requests to divide the current parcel into four separate parcels for further future residential development. Proposed Lot 1 would consist of the existing home and 2.6 acres, Lot 2 would consist of .8 acres, Lot 3 would consist of .8 acres, and Lot 4 would consist of 1.8 acres. Lots 2-4 would be vacant with the exception of an existing shed on Lot 4 as depicted in the survey.

Additionally, along with the proposed CSM the applicant will formally dedicate approximately .3 acres of land along S Wisconsin Street to the City of Whitewater as dedicated right-of-way, as you will notice the existing parcel extends approximately to the centerline of the road on S Wisconsin Street.

Per the City of Whitewater Zoning Map, the lands are all zoned R-1, One Family Residence District.

19.15.040 Lot area.

Minimum lot area in the R-1 district is ten thousand square feet.

A. A nonconforming lot that does not meet the minimum lot area above may be considered as a buildable lot if it:

- a. Meets all other standards including Section 19.60.050.
- b. Is reviewed and approved by the city plan and architectural review commission.

19.15.050 Lot width.

Minimum lot width in the R-1 district is eighty feet.

The proposed lots appear to meet all requirements of the R-1 Zoning District. Lot 1 will be accessible via access and utility easement, which has been approved by City of Whitewater staff.

Certified Survey Map Requirements.

(1) The certified survey map shall be prepared by a registered land surveyor and shall comply with the provisions of Section 236.34, Wisconsin Statutes, and of this chapter.

(2) The certified survey map shall comply with all design standards, required improvements, and general provisions of this chapter.

(3) Where streets or other areas are dedicated to the public, the certified survey map shall contain an owner's and a mortgagee's certificate which are substantially the same form as required by Section 236.21(2)(a), Wisconsin Statutes.

(4) The certificate of approval shall be placed on the face of the map.

(5) When a dedication of land is required, the city council resolution accepting the dedication and approving the map shall be placed on the face of the map.

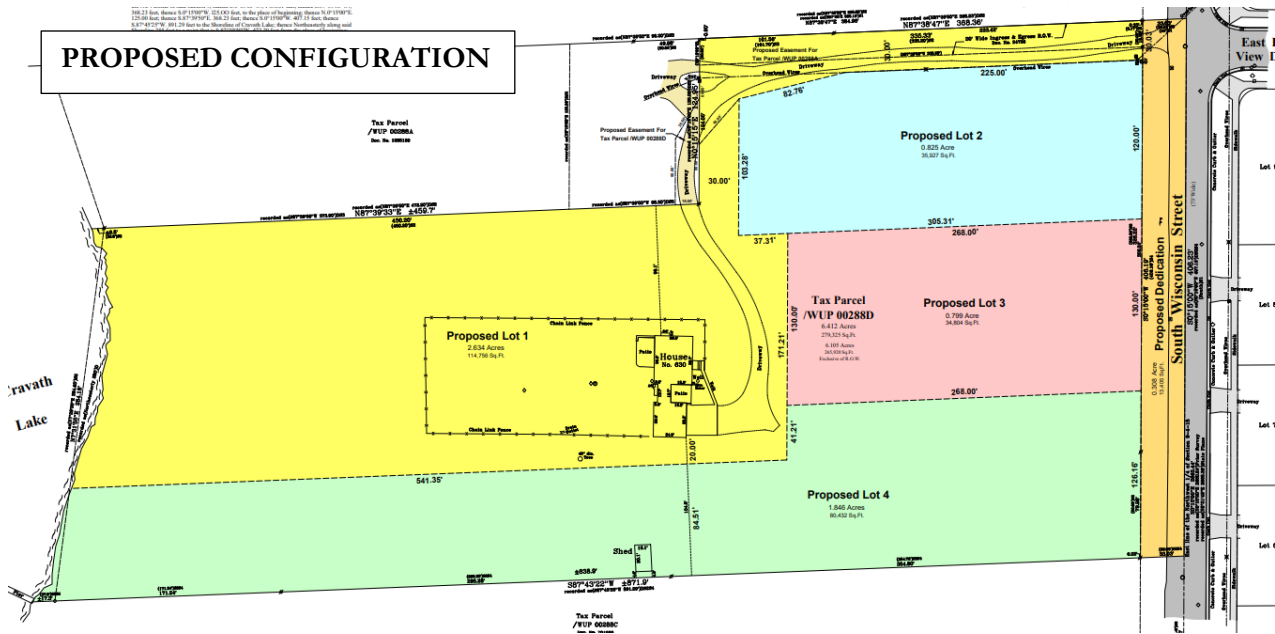
(6) If the certified survey map contains private roads, the following note shall be added to the certified survey map:

NOTICE OF POSSIBLE LIMITATION OF PUBLIC SERVICES:

THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A CITY/DEVELOPER AGREEMENT OR CONTRACT FOR IMPROVEMENTS; OR, IF THIS IS A CONDOMINIUM PLAT, IN A DOCUMENT CALLED A GENERAL DEVELOPMENT PLAN (GDP), WHICH DIRECTLY RELATES TO THIS CSM AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICES OF BOTH THE WHITEWATER CITY CLERK AND THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF WHITEWATER.

(7) Within the M-1 general manufacturing district, all minor subdivisions must be consistent with a detailed plan showing future street alignments and general lot arrangements for all lands under the control of the subdivider. Such a detailed plan may be a component of the city's comprehensive (master) plan, but in any case shall be subject to plan commission approval before action may be taken on the certified survey map.

The proposed Certified Survey Map meets all of the following requirements, and no private road dedication is included in this CSM, however public dedication to the right-of-way is included therefore conditions 3-5 shall be met, and the proposed CSM shall depict each requirement at the time of signature.



Planner's Recommendations:

- 1) Staff recommends the plan commission **APPROVE** the 4 Lot Certified Survey Map at 630 S Wisconsin Street with the following conditions:
 - a. Where streets or other areas are dedicated to the public, the certified survey map shall contain an owner's and a mortgagee's certificate which are substantially the same form as required by Section 236.21(2)(a), Wisconsin Statutes.
 - b. The certificate of approval shall be placed on the face of the map.
 - c. When a dedication of land is required, the city council resolution accepting the

dedication and approving the map shall be placed on the face of the map.

- d. The resolution required by the city council shall be approved prior to CSM signature.
- e. The shed on Lot 4 shall be removed from the vacant parcel and relocated to Lot 1 with a permit, or demolished within 30 days of CSM approval.