

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett – Director, Neighborhood Services

Date: January 10, 2022

Re: **Item # 5** Proposed Certified Survey Map (CSM) for a lot division to create two (2) lots on Bluff Road at tax ID /CAH 00007.



Consideration

A Redivision of Lot 3 of Certified Survey Map No. 3236 and a portion of Lot 4 of Certified Survey Map No. 3125 and a portion of vacated Bluff Road by City of Whitewater Resolution dated April 4, 2000 and vacated portion of Moraine View Parkway as per Document No. 1049284 and a portion of un-platted land, all located in part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

Description

A Certified Survey Map (CSM) is being proposed to create two (2) lots (labeled 1 & 2 on the CSM). According to the proposed CSM Lot 1 is 56,246 square feet (1.29 acres) and Lot 2 is 92,032 square feet (2.11 acres). Both lots are owned, and will be owned, by the City of Whitewater.

The CSM is being proposed, per City Attorney Wally McDonell, to address and correct irregularities from previous surveys, easements and land divisions. The new lots, as seen on the proposed CSM, are square, making it easier to sell/transfer and develop the land.

The lots are located along Bluff Road at the terminus of South Mound View Parkway. Neither lot is assigned an address.

Each lot is for sale by the city. Approval of the CSM allows the city to finalize any pending sales.

Recommendation

Approval of the CMS is recommended. It is recommended conditional approval be granted under the following conditions:

1. The city receives the original CSM. This condition is acceptable per Attorney McDonell. As of the drafting of this report the city is not in possession of a copy of the original.
2. Any conditions placed by the Plan & Architectural Review Commission.