

**M E M O R A N D U M**

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services

Date: June 12, 2023

Re: Item 6: Review and possible recommendation of approval of a Certified Survey Map (CSM) for: Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin. DLK Farm Service, owner.

<b>Summary of Request</b>	
<b>Requested Approvals:</b>	Review and recommendation of approval of a CSM
<b>Location:</b>	1370, 1380, 1390 and 1390 West Main Street Parcel /WUP 00159
<b>Current Land Use:</b>	Retail
<b>Proposed Land Use:</b>	Retail
<b>Current Zoning:</b>	B-1 – Community Business
<b>Proposed Zoning:</b>	Same
<b>Future Land Use, Comprehensive Plan:</b>	Community Business

**Synopsis**

In front of the PARC is a request to recommend approval of a Certified Survey Map. The addresses and parcel affected are involved in development of the proposed ALDI grocery store.

Referencing page two of the enclosed CSM – Lot 1 is being created to accommodate and host ALDI. Per 19.27, in B-1 the minimum lot size is 15,000 square feet. The lot for the proposed ALDI is 117,651 square feet. Minimum lot width is 50 feet; Lot 1 is 348.54 feet wide at West Main Street and narrows to 263 feet wide at the rear.

The lot has 348.54 feet of frontage on West Main Street – 30 feet is required per 18.04.060.

The CSM reveals that Lot 3, which is north and east of Lot 1, does not have frontage on West Main Street. The developer is providing an easement to West Main Street for Lot 3, which is marked on the CSM as follows –

“DEDICATED FOR PUBLIC STREET WEST MAIN STREET 9,969 square feet (0.2289 acres)”

9,969 square feet is, in rough math, 99 feet by 99 feet, so the developer is providing ample access to West Main Street for Lot 3.

**Recommendation**

Approval is recommended, subject to any conditions stipulated by the PARC.

The motion – the PARC is to recommend that the Common Council adopt the proposed CSM. This is per 18.04.046 of the city’s municipal code. The CSM then goes to the Common Council for final approval.