



## BUILDING SAFETY & ZONING DIVISION

### PLAN COMMISSION STAFF REPORT

TO: Plan Commission  
DATE: June 9<sup>th</sup>, 2025  
SUBJECT: N8305 Hustisford Road - Extraterritorial Certified Survey Map (CSM)

A request by Jacqueline Christensen to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 012-0816-1942-000

#### SITE DETAILS:

Parent Parcel Acres: 10.25  
Proposed Lot Size(s): Lot 1 – 1.0 acres.  
Jurisdiction: Town of Ixonia

#### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map with road access to Hustisford Road. The purpose of the land division is to create a lot for a new home.

#### STAFF EVALUATION:

The proposed lot is not located within the Airport Approach Protection Zone. Hustisford Road is not identified in the 2019 City of Watertown Comprehensive Plan as having an expanded ROW. The existing 66 ft ROW is adequate for this location. The proposed ROW shown on the CSM should be shown as dedicated to the public.

#### PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
  - Correct the notation on the CSM indicating the Hustisford Road ROW is dedicated to the public not the City of Watertown.

#### STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

#### ATTACHMENTS:

- Application materials.