



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: July 26th, 2023
SUBJECT: County Highway Y - Extraterritorial Certified Survey Map (CSM)

A request by Mitchell Stiemke to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN: 032-0815-3042-000

SITE DETAILS:

Parent Parcel Acres: 38
Proposed Lot Size(s): 1.26 acres
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map with access to CTH Y.

STAFF EVALUATION:

The preliminary CSM lot is located within the Airport Approach Protection Zone at an elevation of 968 feet above mean sea level for all buildings. A note to this effect has not been added to the CSM. CTH Y was identified in the 2019 City of Watertown Comprehensive Plan Map #7 – Transportation & Community Facilities as having an expanded right-of-way. The 2019 City of Watertown Comprehensive Plan designates a future right-of-way width for CTH Y of 120 feet (60 feet from centerline). The preliminary CSM does not properly dedicate the right-of-way.

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:
 - a. Lot 1 maintain a right-of-way dedication of 120 feet (60 feet from centerline) and the right-of-way shall be indicated on the CSM.
 - b. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation.

ATTACHMENTS:

- Application materials.