



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: April 8th, 2024
SUBJECT: N302 CTH K - Extraterritorial Certified Survey Map (CSM)

A request by Robb Bender, agent for McFarlandale Dairy LLC, to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 040-0914-3614-000, 040-0914-3641-000, 040-0914-3641-004, & 040-0914-3641-003.

SITE DETAILS:

Parent Parcel Acres: 38.94, 9.39, 4.39, & 25.10
Proposed Lot Size(s): 76.77 acre
Jurisdiction: Town of Shields

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map to combine existing farm parcels into one larger parcel.

STAFF EVALUATION:

The preliminary CSM lot is not located within the Airport Approach Protection Zone. CTH K is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 120 ft (60ft from the centerline). Requiring a 120 ft ROW in this location would also shift the County required 67ft building setback line further to the east. This shift would place existing and planned farm facilities within the County required 67ft building setback. The applicant is requesting the expanded ROW not be required on the CSM.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM as depicted without conditions.
3. Approve the preliminary CSM with conditions as identified by the Plan Commission.

ATTACHMENTS:

- Application materials.