



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: April 8th, 2024
SUBJECT: N9276 CTH SC - Extraterritorial Certified Survey Map (CSM)

A request by Larry and Donna Finley, agents for St Paul's Lutheran Church, to create a two lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 012-0816-0824-003, 012-0816-0824-001, 012-0816-0824-000, & 012-0816-0831-001.

SITE DETAILS:

Parent Parcel Acres: 2.74, 3.0, 30.31, & 5.79

Proposed Lot Size(s): 7.75 & 5.29 acres

Jurisdiction: Town of Ixonia

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot Certified Survey Map to adjust the property lines between existing parcels to allow for a school addition, playground, and mound system. The existing school will be located on Lot 1 of the CSM and the existing church and other buildings will be located on Lot 2.

STAFF EVALUATION:

The preliminary CSM lots are not located within the Airport Approach Protection Zone. County Road SC is not identified in the 2019 City of Watertown Comprehensive Plan as having an expanded 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.

ATTACHMENTS:

- Application materials.