



BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 14th, 2026
SUBJECT: N7731 County Road X - Extraterritorial Certified Survey Map (CSM)

A request by Rosy-Lane Holsteins LLC to create a one-lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2844-000

SITE DETAILS:

Parent Parcel Acres: 38.69 acres.
Proposed Lot Size(s): Lot 1 – 4.0 acres (174,240 S.F.)
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot Certified Survey Map with access to County Road X. The purpose of the land division is to separate the existing home and buildings from the adjacent agricultural land.

STAFF EVALUATION:

The proposed CSM lot is located within the Airport Approach Protection Zone with a maximum elevation of 999 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. County Road X is identified in the 2019 City of Watertown Comprehensive Plan as requiring an expanded ROW of 120 feet. The proposed CSM will dedicate the appropriate 60-foot ROW for this location.

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 signature page on the CSM to include City Extraterritorial Jurisdiction language and signature lines.
 - Add a note regarding the Airport Approach Protection Zone having a maximum elevation of 999 feet above mean sea level for all buildings and vegetation.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.