



## BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission  
DATE: December 11th, 2023  
SUBJECT: N8095 High Road - Extraterritorial Certified Survey Map (CSM)

A request by Ebenezer Moravian Cemetery to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2911-006 & 032-0815-2911-007

### SITE DETAILS:

Parent Parcel Acres: 8.59 & 3.83  
Proposed Lot Size(s): 12.42 acres  
Jurisdiction: Town of Watertown

### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map from two existing parcels for the expansion of a cemetery.

### STAFF EVALUATION:

The preliminary CSM lot is located within the Airport Approach Protection Zone at an elevation of 982 feet above mean sea level for all buildings. A note to this effect will need to be added to the CSM. High Road was not identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way, a 66 ft ROW (33ft from centerline) as depicted on the preliminary CSM is adequate.

### 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. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation.

### ATTACHMENTS:

- Application materials.