



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: February 10th, 2025
SUBJECT: W4510 Ebenezer Drive - Extraterritorial Certified Survey Map (CSM)

A request by Rebecca Yenser to create a two-lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2922-000

SITE DETAILS:

Parent Parcel Acres: 27.16
Proposed Lot Size(s): Lot 1 – 3.0 acres & Lot 2 – 2.0 acres.
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-lot Certified Survey Map with road access to Ebenezer Drive. The purpose of the lot is to split an existing house and outbuildings from the larger parcel and to create a second buildable lot. The proposed lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. Ebenezer Drive is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 100ft (50ft from centerline) in this location. ROW meeting this requirement has been dedicated 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 without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:

ATTACHMENTS:

- Application materials.