



BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 22nd, 2026
SUBJECT: W7039 Kiln Drive - Extraterritorial Certified Survey Map (CSM)

A request by Arthur Lenius to create a two lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 016-0915-2031-001

SITE DETAILS:

Parent Parcel Acres: 27.84 acres
Proposed Lot Size(s): Lot 1 – 1.50 acres (65,416 S.F.) & Lot 2 – 26.09 acres (1,136,379 S.F.)
Jurisdiction: Town of Emmet

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-lot Certified Survey Map with access to Kiln Drive. The existing parcel has two existing homes. The proposed CSM will separate the existing homes onto separate parcels.

STAFF EVALUATION:

The proposed lot is not located within the Airport Approach Protection Zone. Kiln Drive is not identified in the 2019 City of Watertown Comprehensive Plan as having an expanded ROW. The proposed ROW dedication for Kiln Drive is adequate 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:

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM.

ATTACHMENTS:

- Application materials.