



BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: November 10th, 2025
SUBJECT: N8451 Hustisford Road - Extraterritorial Certified Survey Map (CSM)

A request by Robert and Kin Turney to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 012-0816-1921-000

SITE DETAILS:

Parent Parcel Acres: 37.10 acres
Proposed Lot Size(s): Lot 1 – 3.99 acres (173,988 S.F.).
Jurisdiction: Town of Ixonia

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot Certified Survey Map at the corner of River Road and Hustisford Road. The purpose of the land division is to create a lot for a new home. The CSM is also dedicating ROW for portions of River Road and Hustisford Road.

STAFF EVALUATION:

The proposed lot is not located within the Airport Approach Protection Zone. River Road is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded ROW of 100ft. The proposed CSM dedicates 50 ft (1/2 of the 100ft ROW) for this ROW requirement. The proposed ROW dedication for Hustisford Road 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:
 - Correct the signature page on the CSM to include correct signature lines for the Mayor and City Clerk.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.