



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: January 22nd, 2024
SUBJECT: W4368 Ebenezer Dr - Extraterritorial Certified Survey Map (CSM)

A request by Gertrude Moss to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2034-001 & 032-0815-2034-002

SITE DETAILS:

Parent Parcel Acres: 2.0 & 40.48
Proposed Lot Size(s): 1.9 & 40.44 acres
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot Certified Survey Map to adjust the boundary between two existing CSM lots.

STAFF EVALUATION:

The preliminary CSM lots are located within the Airport Approach Protection Zone at an elevation of 968 feet above mean sea level for all buildings. A note to this effect will need to be added to the CSM. Ebenezer Dr is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 100 ft. A 100 ft ROW (50ft from centerline) will need to be depicted 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:
 - a. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation of 968 feet above mean sea level.
 - b. A 100 ft ROW (50ft from centerline) shall be depicted on the CSM.
 - c. The CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.