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TO: Plan Commission
DATE: May 8th, 2023
SUBJECT: N8449 Baurichter Lane - Extraterritorial Certified Survey Map (CSM)

A request by the Michael R. and Sarah S. Walter Trust to create a Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN: 020-0814-2421-000

SITE DETAILS:

Parent Parcel Acres: 40.0
Proposed Lot Size(s): 37.84 acres
Jurisdiction: Town of Milford

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a Certified Survey Map with a 37.84 acre lot. The lot will access the south side of Navan Road.

STAFF EVALUATION:

The property is addressed as N8449 Baurichter Lane but is accessed from Navan Road. Navan Road is not located within the Airport Approach Protection Zone and was not identified in the 2019 City of Watertown Comprehensive Plan 'Map #7 – Transportation & Community Facilities' as having an expanded right-of-way. The 2019 City of Watertown Comprehensive Plan designates the future right-of-way width for Navan Road as an existing Local Road with a right-of-way width of 66 feet (33 feet from centerline). The preliminary CSM does properly dedicate the right-of-way for Navan Road, but does not dedicate a right-of-way for Baurichter Rd. If Baurichter Rd is to remain a public road, a 66 foot a right-of-way should be 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 City of Watertown Plan Commission:
 - a. Lot 1 shall maintain a right-of-way dedication of 66 feet (33 feet from centerline) for Navan Rd and shall be indicated on the preliminary extraterritorial CSM.
 - b. Lot 1 shall maintain a right-of-way dedication of 66 feet (33 feet from centerline) for Baurichter Rd and shall be indicated on the preliminary extraterritorial CSM.

ATTACHMENTS:

- Application materials.