

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: May 8th, 2023
SUBJECT: Hilltop Road - Extraterritorial Certified Survey Map (CSM)

A request by the Michael R. and Sarah S. Walter Trust to create a two lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN: 020-0814-2414-000

SITE DETAILS:

Parent Parcel Acres: 26.82
Proposed Lot Size(s): 1 acre each
Jurisdiction: Town of Milford

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot Certified Survey Map with each lot being one acre in size. The lots will access the west side of Hilltop Road.

STAFF EVALUATION:

The Hilltop Road area 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 Hilltop Road as an existing Local Road with a right-of-way width of 66 feet (33 feet from centerline). The preliminary CSM does not properly dedicate the right-of-way.

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. Lots 1 & 2 shall maintain a right-of-way dedication of 66 feet (33 feet from centerline) and right-of-way shall be indicated on the preliminary extraterritorial CSM.

ATTACHMENTS:

- Application materials.