



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: October 14th, 2024
SUBJECT: N5710 Little Coffee Rd - Extraterritorial Certified Survey Map (CSM)

A request by David Riesop, agent for Dale and Karen Schuler Trust, to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-3414-001

SITE DETAILS:

Parent Parcel Acres: 30.02
Proposed Lot Size(s): Lot 1 – 2.209 acres.
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map with road access to Little Coffee Rd. The purpose of the land division is to facilitate a rezoning that took place in 2002. The CSM was not submitted for approval at the time of rezoning. This proposed ET-CSM will correct that oversight.

STAFF EVALUATION:

The proposed lot is not located within the Airport Approach Protection Zone. The Little Coffee Road ROW is sufficient in 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:

ATTACHMENTS:

- Application materials.