



BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: July 27th, 2026
SUBJECT: W2812 East Gate Drive - Extraterritorial Certified Survey Map (CSM)

A request by Lindstrom Equipment Inc to create a two-lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-1223-000

SITE DETAILS:

Parent Parcel Acres: 20.39 acres.

Proposed Lot Size(s): Lot 1 – 10.194 acres (444,044 S.F.) & Lot 2 – 10.193 acres (443,997 S.F.)

Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-lot Certified Survey Map with access to East Gate Drive. The purpose of the land division is to facilitate the construction of a new Lindstrom Equipment dealership and repair center.

STAFF EVALUATION:

The proposed CSM lots are located within the Airport Approach Protection Zone with a maximum elevation of 972 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. East Gate Drive is not identified in the 2019 City of Watertown Comprehensive Plan as requiring an expanded ROW. The existing ROW is sufficient, no additional ROW is being proposed as part of 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:
 - Correct the signature page on the CSM to include City Extraterritorial Jurisdiction language and signature lines.
 - Add a note regarding the Airport Approach Protection Zone having a maximum elevation of 972 feet above mean sea level for all buildings and vegetation.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.