



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: February 12th, 2024
SUBJECT: N8369 CTH X Tim Strobel - Extraterritorial Certified Survey Map (CSM)

A request by Tim Strobel to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2114-000

SITE DETAILS:

Parent Parcel Acres: 16.0
Proposed Lot Size(s): 1.5 acre
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map to split an existing residence from a larger parcel.

STAFF EVALUATION:

The preliminary CSM lot is located within the Airport Approach Protection Zone at an elevation limit of 968 feet above mean sea level for all structures and objects of natural growth. A note to this effect has been added to the CSM. CTH X is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 120 ft. Requiring a 120 ft ROW in this location would place part of the existing house and the septic system in ROW. The expanded ROW would also require the proposed lot to be shifted to the west to accommodate Jefferson County's 200 ft lot depth requirement from the expanded ROW. The applicant is requesting the ROW remain 33ft as depicted on the preliminary CSM. An expanded ROW (60ft from centerline) was obtained from the parcel to the south via a previous CSM.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM as depicted without conditions.
3. Approve the preliminary CSM with conditions as identified by the Plan Commission:
 - a. A 120 ft ROW (60ft from centerline) shall be depicted on the CSM with an adjustment to exclude the existing house.
 - b. The final CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.

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Opportunity Runs Through It