



BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: May 11th, 2026
SUBJECT: N7699 Switzke Road - Extraterritorial Certified Survey Map (CSM)

A request by Patrick Kleinsteiber to create a three lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-3322-000

SITE DETAILS:

Parent Parcel Acres: 29.70 acres.

Proposed Lot Size(s): Lot 1 – 2.0 acres (87,120 S.F.), Lot 2 – 2.0 acres (87,120 S.F.) & Lot 3 – 2.0 acres (87,120)

Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a three-lot Certified Survey Map with access to Switzke Road. The purpose of the land division is to create three residential lots.

STAFF EVALUATION:

The proposed CSM lots are located within the Airport Approach Protection Zone with a maximum elevation of 1,000 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. Switzke Road is not identified in the 2019 City of Watertown Comprehensive Plan as requiring an expanded ROW. The existing 66ft ROW is sufficient and the CSM will dedicate the eastern 33ft of that ROW.

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 the correct signature lines.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.