



## BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

TO: Plan Commission  
DATE: March 9<sup>th</sup>, 2026  
SUBJECT: N8493 CTH E - Extraterritorial Certified Survey Map (CSM)

A request by David Riesop to create a one lot Certified Survey Map (CSM) with an Outlot within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2311-001 & 032-0815-2311-000

### SITE DETAILS:

Parent Parcel Acres: 1.00 acres and 29.80 acres.

Proposed Lot Size(s): Lot 1 – 3.31 acres (144,175 S.F.) & Outlot 1 - 6.364 acres (277,214 S.F.)

Jurisdiction: Town of Watertown

### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot Certified Survey Map with access to County Road E. The purpose of the land division is to add acreage to an existing residential lot. The CSM will also create an adjacent Outlot containing three existing sheds. The Outlot will also have access to CTH E.

### STAFF EVALUATION:

The proposed CSM lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. CTH E is identified in the 2019 City of Watertown Comprehensive Plan as requiring an expanded ROW 120ft. The existing Row is 85ft and no additional ROW is being proposed as part of the CSM. Additional ROW will need to be dedicated by 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 Extraterritorial Jurisdiction language.
  - Add a note regarding the Airport Approach Protection Zone having a maximum elevation of 968 feet above mean sea level for all buildings and vegetation.
  - Dedicate the required expanded ROW for County Highway E.

### STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

### ATTACHMENTS:

- Application materials.