

N8728 River Road – Extraterritorial CSM

Background:

Richard & Jo Ann Gimler are looking to create a parcel from a 40.02-acre parent parcel. This parcel is located within the Town of Watertown.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. River Road was not identified in the 2019 City of Watertown Comprehensive Plan Map #7 – Transportation & Community Facilities as having an expanded right-of-way. The 2019 City of Watertown Comprehensive Plan designates the future right-of-way width for River Road as “Existing”. Surveyor notified that the road right of way should be shown on the CSM.
 - a. The CSM does not properly dedicate a right-of-way width of 66 feet (33 feet from centerline). Surveyor notified that the road right of way should be shown on the CSM.
 - b. N8728 River Road is located within the Airport Approach Protection Zone-at an elevation of 973 feet above mean sea level for all building, structures and object of natural growth, whether or not such buildings, structures and object of natural growth are in existence. Surveyor notified that a note to this effect should be added to the CSM.

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary extraterritorial CSM with conditions as identified by the City of Watertown Plan Commission:
 - a. Lot 1 shall maintain a right-of-way dedication of 66 feet (33 feet from centerline) as shall be indicated on the preliminary extraterritorial CSM.
 - b. CSM shall have added NOTE: Lot 1 has an Airport Approach Protection Zone elevation limit of 973 feet above mean sea level for all building, structures and object of natural growth, whether or not such buildings, structures and object of natural growth are in existence.