



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: July 22nd, 2024
SUBJECT: Preliminary Certified Survey Map (CSM)

A request by the City of Watertown to create a Certified Survey Map (CSM) within the City of Watertown.
Parcel PIN(s): 291-0815-0831-000

SITE DETAILS:

Proposed Lot Size(s): Lot 1 – 62.95 acres
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot CSM from an existing 169.42 acre parcel. Lot 1 is a vacant parcel with access to CTH A – Milford St and will split the buildable portion of the property from the larger acreage. The CSM will also create a 0.058 acre outlot to square off an adjacent parcel. Lot 1 exceeds the minimum lot area requirements for the Planned Office and Institutional (PO) Zoning District in which it is located. The proposed lot is located within the Airport Approach Protection Zone with maximum elevations ranging from 903 feet to 968 feet above mean sea level for all buildings and vegetation. A note indicating the lowest elevation has been added to the CSM but needs to be adjusted to reflect the multiple Airport height limitations that exist on the property. ROW on CTH A – Milford St. is sufficient as depicted on the CSM

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary CSM.
2. Approve the preliminary CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the City of Watertown Plan Commission:
 - a. Illustrate/document the different airport height limitation boundaries on the CSM.

ATTACHMENTS:

- Application materials.