



## BUILDING SAFETY & ZONING DIVISION

### PLAN COMMISSION STAFF REPORT

TO: Plan Commission  
DATE: June 9<sup>th</sup>, 2025  
SUBJECT: 510 Cole St – Preliminary Certified Survey Map (CSM)

A request by Rev. Kurt Liebenow, agent for Watertown Moravian Church, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0412-013, 291-0815-0412-012, & 291-0815-0412-011.

#### SITE DETAILS:

Existing Parcel(s) Acres: 0.43, 0.08, & 0.19 acres  
Proposed Lot Size(s): Lot 1 – 0.71 acres (30,918 S.F.)  
Jurisdiction: City of Watertown

#### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to combine three existing parcels to create a new one-lot CSM. The purpose of the CSM is to facilitate a vestibule addition and elevator lift to be built on west side of the existing building. The existing garage will be removed as part of that project. The proposed CSM lot is 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 has been added to the CSM. The ROWs for Cole Street and N 6<sup>th</sup> Street are adequate in this location. No ROW dedication is required.

#### PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the CSM.
2. Approve the CSM without conditions.
3. Approve the CSM with other conditions as identified by the City of Watertown Plan Commission:

#### STAFF RECOMMENDATION:

- Staff recommends approval of the CSM.

#### ATTACHMENTS:

- Application materials.