



**BUILDING SAFETY & ZONING DIVISION**  
**PLAN COMMISSION STAFF REPORT**

TO: Plan Commission  
DATE: March 23<sup>rd</sup>, 2026  
SUBJECT: 510 S Second Street – Preliminary Certified Survey Map (CSM)

A request by Watertown Department of Public Health to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0424-042, 291-0815-0424-043, & 291-0815-0424-040.

SITE DETAILS:

Existing Parcel(s) Acres: 0.24 acres, 0.13 acres, and 0.14 acres.  
Proposed Lot Size(s): Lot 1 – 0.52 acres (22,682 S.F)  
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot CSM by combining three existing parcels. The new combined lot will facilitate the construction of a Non-Residential Accessory Building for the Watertown Department of Public Health. 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 S First Street and S Second 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.