

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

TO: Plan Commission
DATE: April 28th, 2025
SUBJECT: 1413 - 1415 Grandview Ct. – Preliminary Certified Survey Map (CSM)

A request by Richard and Gail Woolley to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-3414-063 & 291-0815-3414-064

SITE DETAILS:

Parent Parcel Acres: 0.32 & 0.42 acres
Proposed Lot Size(s): Lot 1 – 0.74 acres (32,267.5 S.F.)
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot CSM by combining two existing platted lots. The purpose of the lot combination is to construct a home on the new parcel. The proposed lot contains a stormwater drainage easement through the center of the proposed lot that will need to be relocated. The proposed CSM lot is located within the Airport Approach Protection Zone with a maximum elevation of 972 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. ROW for Grandview Court is adequate in this location - no ROW is being dedicated by the CSM.

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:
 - A revised grading plan indicating drainage easement relocations shall be reviewed and approved by the Engineering Division and the revised easements shall be shown on the CSM.
 - Add a note to the CSM indicating drainage easement maintenance responsibilities.
 - Add a note to the CSM indicating the Airport Approach Protection Zone maximum elevation.
 - Correct the signature page on the CSM to include correct signature lines for the Mayor and City Clerk.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.