

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: July 28th, 2025
SUBJECT: 200 S Second St – Preliminary Certified Survey Map (CSM)

A request by Dylan Ersel, agent for Dylan Ersel LLC., to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0421-160, 291-0815-0421-161, & 291-0815-0421-160.

SITE DETAILS:

Existing Parcel(s) Acres: 0.62, 0.07, & 0.12 acres
Proposed Lot Size(s): Lot 1 – 0.817 acres (35,586 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 parking lot expansion on the west side of the property and consolidate the existing buildings on to one lot. The existing building at 213 S First St will be removed as part of the parking lot 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 South First Street, South Second Street, Market Street, and Jefferson 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:
 - CSM approval is contingent on Common Council approval of the rezoning of 213 S First Street (Parcel PIN 291-0815-0421-161) to Central Business (CB) Zoning.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.