



Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: February 10th, 2024
SUBJECT: 204 N First St – 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): 291-0815-0421-022

SITE DETAILS:

Parent Parcel Acres: 1.09 acres
Proposed Lot Size(s): Lot 1 – 1.23 acres (53,421 S.F.)
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot CSM to prepare this location for future development. This proposed lot will also incorporate the vacated portion of Jones St on the north end of the proposed lot. The CSM reserves the right for the City to require the creation of several easements (sewer, water, storm sewer, riverwalk) at a future date when the lot is transferred from City ownership. The proposed 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 existing ROW on N First St is sufficient in this location.

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:

ATTACHMENTS:

- Application materials.