

TO: Plan Commission
DATE: August 25th, 2025
SUBJECT: 415 Humboldt Street – Preliminary Certified Survey Map (CSM)

A request by John Seeber to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-1021-060 & 291-0815-1021-061.

SITE DETAILS:

Existing Parcel(s) Acres: 2.13 acres and 0.54 acres.

Proposed Lot Size(s): Lot 1 – 2.46 acres (107,163 S.F.), Lot 2 – 0.21 acres (9,028 S.F.)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-lot CSM by adjusting the property line between two properties owned by the applicant. The purpose of the CSM is to adjust the existing property boundaries to include an existing shed on proposed Lot 1 of the CSM. Proposed Lot 2 will contain the existing duplex. The proposed CSM lot is located within the Airport Approach Protection Zone with a maximum elevation of 924 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. The ROW for Humboldt Street is 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:
 - Add a note to the CSM that states the maximum Airport Approach Protection Zone elevation is 924 feet above mean sea level for all buildings and vegetation.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.