



BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 23rd, 2025
SUBJECT: 100 S Church St – Preliminary Certified Survey Map (CSM)

A request by St Therese of Lisieux Parish, agent for St Bernard's Catholic Church, to create a Certified Survey Map (CSM) within the City of Watertown Parcel PIN(s): 291-0815-0422-140 & 291-0815-0422-141.

SITE DETAILS:

Existing Parcel(s) Acres: 1.28 & 0.70 acres
Proposed Lot Size(s): Lot 1 – 2.02 acres (88,013 S.F.)
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to combine two existing parcels to create a new one-lot CSM. The purpose of the CSM is to facilitate a parking lot expansion. Two existing buildings will be removed as part of this 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 adjacent street ROWs 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.