



## BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission  
DATE: November 13th, 2023  
SUBJECT: 903 & 905 Oak St Condominium Plat

A request by Patrick Caine to create a two-unit Condominium Plat. Parcel PIN: 291-0915-3234-004

### SITE DETAILS:

Acres: 0.36  
Current Zoning: Two-Family Residential  
Existing Land Use: Two-Family Residential  
Future Land Use Designation: Two-Family Residential

### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-unit Condominium Plat to split an existing duplex into separate condominium units. Each Condo Unit will have a 1,037 sq. ft. footprint with the remainder of the lot consisting of Common and Limited Common Elements.

### STAFF EVALUATION:

Within the City's Subdivision Ordinance Condo Plats are reviewed in the same manner as Certified Survey Maps (CSM). Oak Street does not have a designated extended right-of-way in the 2019 City of Watertown Comprehensive Plan and is properly dedicated. The proposed Condo Plat is located within the Airport Approach Protection Zone with the proper elevation note included on the Plat.

### PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the Condo Plat.
2. Approve the Condo Plat without conditions.
3. Approve the Condo Plat with conditions identified by the City of Watertown Plan Commission.

### ATTACHMENTS:

- Application materials.