



BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: November 10th, 2025
SUBJECT: 115 Hyland Street – Preliminary Certified Survey Map (CSM)

A request by New Frontierland Surveying, agent for Bryan Goers, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0434-001, 291-0815-0434-002, & 291-0815-0434-003.

SITE DETAILS:

Existing Parcel(s) Acres: 0.45 acres, 1.20 acres, and 0.89 acres.

Proposed Lot Size(s): Lot 1 – 2.97 acres (129,365 S.F)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot CSM by combining three existing parcels. 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 ROW for Hyland 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:
 - Correct the signature page of the CSM to include signature lines for the Mayor and the City Clerk.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.