



## BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

TO: Plan Commission  
DATE: April 13<sup>th</sup>, 2026  
SUBJECT: 513 Clyman Street – Preliminary Certified Survey Map (CSM)

A request by Vicki Jurgella, Personal Representative of the Albert J Beal Estate, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0442-083 & 291-0815-0442-084.

### SITE DETAILS:

Existing Parcel(s) Acres: 0.19 acres and 0.87 acres.

Proposed Lot Size(s): Lot 1 – 0.27 acres (11,611 SF) & Lot 2 – 0.80 acres (34,716 SF)

Jurisdiction: City of Watertown

### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-lot CSM to transfer a portion of land between two existing parcels. The proposed CSM will move the existing parcel line between the two parcels south to include land in the proposed Lot 1 that has historically been occupied and utilized by the owner of 513 Clyman Street. The applicant is requesting this adjustment to facilitate the sale of the home at 513 Clyman Street.

The proposed CSM lots are 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 ROWs for Clyman Street and S Fifth Street 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.