



BUILDING, SAFETY & ZONING DEPARTMENT

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: March 27th, 2023
SUBJECT: 407 S Washington Street - Preliminary Certified Survey Map

A Certified Survey Map (CSM) requested by Jerome Keeser to split a parcel located at 407 S Washington Street. Parcel PIN: 291-0815-0424-059

SITE DETAILS:

Acres: 0.32
Current Zoning: Two-Family Residential
Existing Land Use: Single Family Residential & Commercial
Future Land Use Designation: Two-Family Residential

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot Certified Survey Map. Lot 1 will consist of the western 8,051 sq ft of the current parcel and Lot 2 will consist of the eastern 6,514 sq ft of that parcel. A Comprehensive Plan Amendment and rezoning related to this CSM are also pending.

STAFF EVALUATION:

There are no right-of-way issues, the preliminary CSM divides an existing platted lot. The parcel is not within the Airport Approach Protection Zone. If approved, this CSM must be adopted concurrently with the pending Comprehensive Plan Amendment and rezoning.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary CSM.
2. Approve the preliminary CSM without conditions.
3. Approve the preliminary CSM on the condition that the related Comprehensive Plan Amendment and rezoning are approved by the Common Council.
4. Approve the preliminary CSM with other conditions as identified by the City of Watertown Plan Commission.

ATTACHMENTS:

- Application materials.