



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: June 10th, 2024
SUBJECT: 1532 & 1536 South Church Street - Condominium Plat

A request by Judith Buchs, agent for 1532 S Church Street LLC, to create a condominium plat within the City of Watertown. Parcel PIN(s): 291-0815-0923-065

SITE DETAILS:

Acres: 3.02
Current Zoning: General Business (GB)
Existing Land Use: Office/Retail
Future Land Use Designation: Planned Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-unit Condominium Plat to split an existing office building into separate condominium units. Unit one will have a 3,981 sq. ft. footprint and unit two will have a 3,998 sq. ft. footprint. The remainder of the parcel will consist of the Common Element.

STAFF EVALUATION:

Within the City's Subdivision Ordinance Condo Plats are reviewed in the same manner as Certified Survey Maps (CSM). South Church Street does not have a designated extended right-of-way in the 2019 City of Watertown Comprehensive Plan and the existing ROW is sufficient. The proposed Condo Plat is located within the Airport Approach Protection Zone with a maximum elevation of 865 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the Condominium Plat.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials.