



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: August 14th, 2023
SUBJECT: 1014 S Second Street – Preliminary Certified Survey Map (CSM)

A request by Loeb & Co., LLP to create a Certified Survey Map (CSM) within the City of Watertown.
Parcel PIN(s): 291-0815-0431-051

SITE DETAILS:

Proposed Lot Size(s): Lot 1 – 2.10 acres (91,613 s.f.), Lot 2 – 0.857 acres (37,360 s.f.)
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot CSM from an existing parcel. Both proposed lots will have frontage on South 2nd Street. The existing ROW for South 2nd Street is adequate and classified as a local road in the Comprehensive Plan. Both proposed lots exceed the minimum lot area requirements for the Heavy Industrial (HI) Zoning District in which they are located. The proposed lots are located within the Airport Approach Protection Zone with an elevation of 968 feet above mean sea level for all buildings, a note to this effect has been added to the CSM. A new address(s) will need to be assigned as both lots will contain existing buildings.

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 with other conditions as identified by the City of Watertown Plan Commission:
 - a. The applicant obtains a new address(s) for the existing buildings on the proposed lots.

ATTACHMENTS:

- Application materials.