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TO: Plan Commission
 DATE: October 14th, 2024
 SUBJECT: Bielinski Enclave CSM – Preliminary Certified Survey Map (CSM)

A request by John Donovan, agent for Bielinski Homes, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0642-007

SITE DETAILS:

Parent Parcel Acres: 6.211 acres

Proposed Lot Size(s): Lot 1 – 0.158 acres (6,884 S.F.), Lots 2, 3, & 4 – 0.116 acres (5,060 S.F)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a four lot CSM to create single-family home lots. These lots will be part of the larger Bielinski Enclave development proposed for this site. As a result of the approved PUD Overlay for this site, the Minimum Lot Area required in the Single-Family Residential Zoning District is reduced from 8,000 S.F. to 4,601 S.F per dwelling unit and the Front and Street Yard Building Setbacks are reduced to 20ft. These lots are being created in advance of the plat for this area to facilitate construction on these lots in 2024. The proposed lots are located within the Airport Approach Protection Zone with a maximum elevation of 975 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. The existing ROW for Belmont Drive is sufficient in this location.

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. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation of 975 feet above mean sea level.
 - b. The CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.