



## BUILDING SAFETY & ZONING DIVISION

### PLAN COMMISSION STAFF REPORT

TO: Plan Commission  
DATE: December 22<sup>nd</sup>, 2025  
SUBJECT: 1011 S Third Street – Preliminary Certified Survey Map (CSM)

A request by Bruce Loeb to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0442-094.

#### SITE DETAILS:

Existing Parcel(s) Acres: 1.77 acres.

Proposed Lot Size(s): Lot 1 – 0.64 acres (27,797 S.F); Lot 2 – 1.14 acres (49,453 S.F)

Jurisdiction: City of Watertown

#### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-lot CSM from an existing CSM lot. The two proposed lots will constitute the 5<sup>th</sup> and 6<sup>th</sup> lots created from this parent parcel. The City adopted the use of expanded CSMs in July of 2025 that allows up to 8 lots to be created via a CSM for commercial and industrial parcels. 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. Both proposed parcels will have frontage on S. Third St. Lot 1 will also have an easement to S. Fifth St. The ROWs for S. Third Street and S. Fifth St 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.