



BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 120 Kuckkan Lane – Preliminary Certified Survey Map (CSM)

A request by Bill Edington, agent for First Congregational United Church of Christ, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0314-002 & 291-0815-0314-003.

SITE DETAILS:

Existing Parcel(s) Acres: 9.71 acres and 1.83 acres.
Proposed Lot Size(s): Lot 1 – 11.92 acres (519,391 S.F)
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot CSM by combining two properties owned by the First Congregational United Church of Christ. The purpose of the CSM is to eliminate the currently property line between the existing parcels to facilitate the construction of a solar array on the proposed Lot 1 of the CSM. The proposed CSM lot is 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 will need to be added to the CSM. The acreage of proposed Lot 1 is not shown on the CSM Map and should be added. The ROW for Humboldt Street is 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:
 - Add a note to the CSM that states the maximum Airport Approach Protection Zone elevation is 968 feet above mean sea level for all buildings and vegetation.
 - Add the acreage of Lot 1 to the CSM Map.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.