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TO: Plan Commission
 DATE: April 22nd, 2024
 SUBJECT: 672 Johnson Street - Condominium Plat

A request by Nathan Peters, agent for Collective/YMCA Condominium Association, to create a condominium plat within the City of Watertown. Parcel PIN(s): 291-0815-0544-004

SITE DETAILS:

Acres: 8.4 acres
 Current Zoning: Planned Office and Institutional (PO)
 Existing Land Use: Office
 Future Land Use Designation: Institutional

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 52,748 sq. ft. footprint and contain the Collective and its tenant spaces. Unit two will have a 77,049 sq. ft. footprint and contain the YMCA. An addition to the existing building will be constructed to house the YMCA. 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). Johnson Street does not have a designated extended right-of-way in the 2019 City of Watertown Comprehensive Plan and ROW has been dedicated via a CSM. The proposed Condo Plat 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 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:
 - a. A note shall be added to the Condominium Plat indicating the Airport Approach Protection Zone elevation of 968 feet above mean sea level.
 - b. The Condominium Plat signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.
 - c. An additional site address shall be obtained from the City for the YMCA.

ATTACHMENTS:

- Application materials.