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TO: Plan Commission  
 DATE: April 22nd, 2024  
 SUBJECT: 717 W Main Street - Condominium Plat

A request by Brad and Margaret Hayes, agents for Watertown Business Condominiums, to create a condominium plat within the City of Watertown. Parcel PIN(s): 291-0815-0511-039

#### SITE DETAILS:

Acres: 0.63 acres  
 Current Zoning: General Business (GB)  
 Existing Land Use: Retail  
 Future Land Use Designation: Neighborhood Mixed Use

#### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a four-unit Condominium Plat to create separate condominium units for four businesses. Unit one will have a 2,210 sq. ft. footprint, units two and three will have 1,000 sq. ft. footprints, and unit four will have a 2,008 sq. ft. footprint. Units one through three are new construction and unit four will consist of an existing building on the property. 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). Main Street in this area does not have a designated extended right-of-way in the 2019 City of Watertown Comprehensive Plan and the current right-of-way is adequate. The proposed Condominium 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. Individual site addresses for each condominium unit shall be obtained from the City.

#### ATTACHMENTS:

- Application materials.