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TO: Plan Commission
DATE: April 22nd, 2024
SUBJECT: 672 Johnson Street – Preliminary Certified Survey Map (CSM)

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

SITE DETAILS:

Proposed Lot Size(s): Lot 1 – 8.4 acres
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot CSM and dedicate a strip of land from existing parcel for right-of way purposes. Lot 1 of the preliminary CSM contains an existing building and parking areas with vehicle access from Johnson St. The proposed lot exceeds the minimum lot area requirements for the Planned Office and Institutional (PO) Zoning District in which it is located. The proposed 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. A condominium plat to supersede this CSM is also pending.

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 968 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.