



BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: August 10th, 2026
SUBJECT: 1507 S 10th Street – Preliminary Certified Survey Map (CSM)

A request by Tyler Elsner, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0914-055.

SITE DETAILS:

Existing Parcel(s) Acres: 0.22 acres and 0.229 acres.
Proposed Lot Size(s): Lot 1 – 0.449 acres (19,575 SF)
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot CSM to transfer a portion of land between two existing parcels. The proposed CSM will transfer the rear portion of the parcel to the north (1505 S. 10th Street) to the parcel at 1507 S. 10th Street.

The proposed CSM lot is located within the Airport Approach Protection Zone with a maximum elevation of 900 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. The ROW for S 10th 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:

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM.

ATTACHMENTS:

- Application materials.