



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: June 26th, 2023
SUBJECT: 1403 & 1405 Richards Ave – Preliminary Certified Survey Map (CSM)

A request by Donald Frentze to create a Certified Survey Map (CSM) within the City of Watertown.
Parcel PINs: 291-0815-1011-026 & 291-0815-1011-027

SITE DETAILS:

Proposed Lot Size(s): Lot 1 – 0.437 acres, Lot 2 – 0.371 acres
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot CSM from two existing platted lots. The CSM will transfer two feet of land from Lot 2 (1405 Richards Ave) to Lot 1 (1403 Richards Ave) to create the proper side yard width for a new home constructed on Lot 1. Lot 1 will be 0.437 acres and Lot 2 will be 0.371 acres. Both lots will have frontage on Richards Ave. The preliminary CSM lots are located within the Airport Approach Protection Zone at an elevation of 955 feet above mean sea level for all buildings. A note to this effect has been added to the CSM.

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.

ATTACHMENTS:

- Application materials.