



## BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission  
DATE: June 26th, 2023  
SUBJECT: Hunter Oaks Villas - Certified Survey Map (CSM)

A request by John Donovan of Bielinski Development LLC to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PINs: 291-0815-0642-005, 291-0815-0642-004, 291-0815-0642-003

### SITE DETAILS:

Parent Parcel Acres: 8.67  
Proposed Lot Size(s): Lot 1 – 6.55 acres, Lot 2 – 2.12 acres  
Jurisdiction: City of Watertown

### BACKGROUND & APPLICATION DESCRIPTION:

This CSM was previously approved by the Plan Commission but was never recorded with Register of Deeds. The applicant is requesting review and approval for the proposed two lot CSM. Lot 1, located in the western portion of the property, will be 6.55 acres with frontage on East Horseshoe Road, West Street, and Steeplechase Drive. Lot 2, located in the eastern portion of the property, will be 2.12 acres and have frontage on Hunter Oaks Boulevard, West Street, and Steeplechase Drive. The CSM lots will not be located within the Airport Height Limitation Zone.

### 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.