



Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: February 24th, 2024
SUBJECT: 1019 S Fifth St – Preliminary Certified Survey Map (CSM)

A request by Ruth Mack, agent for Loeb and Company LLP, to create a four lot Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0442-092 & 291-0815-0442-084.

SITE DETAILS:

Parent Parcel Acres: 3.64 acres and 1.03 acres

Proposed Lot Size(s): Lot 1 – 0.99 acres (43,307 S.F.), Lot 2 – 1.03 acres (45,005 S.F.), Lot 3 – 0.86 acres (37,867 S.F.), & Lot 4 – 1.77 acres (77,250 S.F.)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a four lot CSM to prepare this location for future sale and development. All four proposed lots will be zoned General Industrial (GI). The proposed lots are 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 has been added to the CSM. All four lots have at least 50ft of frontage on a public street and no additional ROW dedication is proposed or required.

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.