

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: April 28th, 2025
SUBJECT: 1 E Main St and 112 S First St - Site Plan Review

Site Plan Review requested by the City of Watertown for an ADA ramp/stairs and reconstruction of a parking lot.
Parcel PIN(s): 291-0815-0421-113 & 291-0815-0421-107

SITE DETAILS:

Acres: 0.05 and 0.32 Acres
Current Zoning: Central Business (CB)
Existing Land Use: Vacant (for River Walk) and Parking Lot
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to construct stairs and an ADA compliant ramp to connect the riverwalk to Main Street and reconstruct the adjacent 1st Street parking lot. Lighting of the stairs/ramp is also proposed. Railings on the stairs and ramp are designed to match similar railings on the riverwalk. The parking lot will contain 18 parking stalls, two of which will be ADA compliant. The parking lot will also utilize permeable pavers in select locations on the lot.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Within the Central Business (CB) Zoning District 'Passive Outdoor Public Recreation' and 'Off-site Parking Lots' are principal land uses permitted by right. 'Passive Outdoor Public Recreation' land uses include hiking and biking trails. 'Off-site Parking Lots' land uses include any areas used for the temporary parking of vehicles. *[per § 550-51A § 550-54A]*

Regulations for 'Passive Outdoor Public Recreation' include:

- Parking requirements. One space per four expected patrons at maximum capacity for any use requiring over five spaces.

Regulations for 'Off-site Parking Lots' include:

- Access to an off-site parking lot shall only be permitted to a collector or arterial street.
- Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

Regulations for 'Passive Outdoor Public Recreation' and 'Off-site Parking Lots' are met by the site plan proposal.

Site Layout and Design:

Within the Central Business (CB) Zoning District the minimum paved surface setback is zero feet *[per § 550-34G(2)(e)]*. The proposed uses within the site plan exceed the pavement setbacks for the Central Business (CB) Zoning District.

Vehicle Access and Circulation

The proposed driveway and parking stalls meet aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards *[per § 550-107F]*.

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Landscaping:

The Central Business (CB) Zoning District has a minimum landscape surface ratio (LSR) of 0% and minimal landscaping point requirements for paved areas only. The applicant has provided a plan that includes maintaining two existing trees and other vegetation along South 1st Street which meets the minimal landscaping standards for the Central Business (CB) Zoning District.

Lighting:

The lighting for the proposed stairs and an ADA compliant ramp will utilize two pole lights to illuminate the ramp and stairs. The applicant has submitted a photometric plan that meets ordinance illumination standards [per§ 550-110]. The parking lot will utilize existing lighting.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:

STAFF RECOMENDATION:

- Staff recommends approval of this Site Plan.

ATTACHMENTS:

- Application materials.