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January 17, 2024

Site Plan Review / Plan Commission Watertown Fire Station Project

As part of the Site Plan Review application, below is a brief description of the project. In addition, we were forwarded a letter describing the necessary documentation for site plan review and plan commission approval for the proposed Watertown Fire Station project. A 'draft' set of documents had been sent January 8, 2024, with plans to update the set as they were further developed. Below we have attempted to address the issues noted in your letter. Thank you for your patience regarding this submission as we developed the necessary documentation.

Project Description

The proposed project is for a new Fire Station facility for the City's Fire Department. The plan is comprised of three separate buildings (Fire Station, Cold Storage, Training Tower) on the currently vacant 6.39 acre site. The fire station is planned to be a 34,787 square foot, two-story building housing the City's Fire Department. This building is designed to have a masonry exterior with varying heights and façade to break up the mass of the building. The cold storage building is planned to be a 3500 square foot, non-heated outbuilding constructed with a masonry material matching the fire station as well as metal panel of complementary color. This building will be used for housing additional equipment the Fire Department operates. The Training Tower is a 40' tall training amenity for the Fire Department. The building has a base footprint of 1116 square feet, and will reduce in floor area on the upper floors. Due to the use of the tower, it is planned to have a metal panel exterior.

Land Use and Zoning

There is no planned outdoor storage on the site adjacent to residential zoned properties.

Attached with this submission are the proposed Civil plans which show the buildings set back from the adjacent residential properties.

The proposed exterior materials for the fire station are an architectural concrete stone base coursing (wainscot) with concrete brick above. There is an alternate being built into the project to replace the concrete stone material with a decorative split-face CMU material if costs dictate, however, the preference will be to stick with the concrete stone if possible. A sample board of the concrete stone and brick will be made available to the review committee.

Exterior Construction and Materials Standards

As part of this submission is the application for a Conditional-Use Permit regarding the building materials for the Cold Storage building (Building B on plans) and the Training Tower.

The proposed materials for the Cold Storage building is an architectural concrete stone material wainscot coursing (roughly 3' high), matching the material being used on the adjacent fire station. Above this

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would be metal panel. As the manufacturer of this building has yet to be selected, the color for the metal panel is not finalized. This color would be chosen from the manufacturer's standard colors, with the intent for it colors to be muted and complementary to the adjacent fire station.

The proposed materials for the Training Tower would be a metal panel. Similar to the metal panel use on the Cold Storage Building, the color selected will be muted and complementary to the fire station.

Vehicle Access and Circulation

Attached with this submission is a site plan showing the ingress and egress for vehicular travel on the site. The main entrance and exit for the public will be off Bernard Street. This will also serve as the exit for responding fire apparatus. Returning apparatus will enter the site from Johnson Street. There is a planned connection between these two entrances to allow for vehicular circulation through the site.

Landscaping

Attached with this submission is the proposed landscaping plan.

Parking

The building is planned to hold (12) employees 24 hours a day, with an additional (5) employees working normal business hours. The office space of the facility makes up 7781 square feet of the building which would amount to an additional 16 parking spaces. The proposed site plan has 63 parking spaces shown.

Lighting

Attached with this submission is the proposed site plan photometrics along with lighting cutsheets.

Sincerely,

A handwritten signature in black ink that reads "MARK ZVITKOVITS". The letters are stylized and slanted to the right.

Mark Zvitkovits, AIA
(Lic. WI)