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TO: Plan Commission
DATE: January 22, 2024
SUBJECT: 621 Bernard St – Fire Station Site Plan Review

Site Plan Review requested by Mark Zvitkovits of SEH, agent for the Watertown Fire Department, for a new Fire Station located at 621 Bernard St, Watertown WI. Parcel PIN: 291-0815-0544-003.

SITE DETAILS:

Acres: 6.39
Current Zoning: CB Central Business
Existing Land Use: Vacant
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

Applicant is proposing the construction of an approximately 35,000 sq ft new Fire Station. The station will also include a training tower and cold storage building.

STAFF EVALUATION:

Land Use and Zoning:

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

Within the CB Central Business zoning district 'Public Services and Utilities' as a principal land use is permitted by right. 'Public Services and Utilities' land uses include all public-service-related facilities and similar land uses. *[per §550-36B(1)(e) and §550-51E]*

Applicable regulations 'Public Services and Utilities' land uses include the following: *[per §550-51E(1)]*

- Outdoor storage areas shall be located a minimum of 50 feet from any residentially zoned property.
- All outdoor storage areas adjoining a residentially zoned property shall install and continually maintain a bufferyard with a minimum opacity of 0.60 (see **§550-99**). Said bufferyard shall be located at the property line adjacent to said residentially zoned property.
- All structures shall be located a minimum of 20 feet from any residentially zoned property.
- The exterior of all buildings shall be compatible with the exteriors of surrounding buildings.

The applicant has not provided the required information on how these regulations will be met.

Site Layout and Design:

No building and pavement setbacks exist within the CB Central Business zoning district other than those listed under the Public Services and Utilities land use. The proposed fire station and associated buildings meet the maximum building height limits of 50 feet for the CB Central Business zoning district. [per § 550-34G(2)(g)]

Exterior Construction and Material Standards:

Exterior construction material standards for CB Central Business Zoning District shall employ only high-quality decorative exterior construction materials on the visible exterior of the following portions of all structures and buildings: [per § 550-121]

- Any portion of the building or structure visible from adjacent residentially zoned property;
- Any portion of the building or structure located within 50 feet of a public right-of-way; or
- Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).
- The following exterior construction materials shall not be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission.

The exterior construction materials of the training tower and cold storage building do not meet the requirements of §550-121. A CUP is required by §550-21F for exceptions to the building material requirements.

The applicant has not applied for a CUP for exceptions to the building material requirements.

Vehicle Access and Circulation

A vehicle access and circulation plan has not been submitted by the applicant that meets the requirements of §550-107.

Landscaping:

A landscaping plan has not been submitted by the applicant that meets the requirements of §550-93 thru 103 and §550 Attachment 5, Appendix E.

Parking:

Applicable parking regulations for the 'Public Services and Utilities' land use includes the following:

- Parking requirements for 'Public Services and Utilities' uses in the CB Central Business zoning district require one space per employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises, plus one space per 500 square feet of gross square feet of office area. [per § 550-51E(2)]

Applicant has not provided the required information on parking that meets the requirements of §550-51E(2).

Lighting:

An exterior lighting plan has not been submitted by the applicant that meets the requirements of §550-110.

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:
 - Submit documentation on regulations, access and circulation, landscaping, parking, and lighting for review and approval.
 - Obtain a CUP for exceptions to the building material requirements for the training tower and cold storage building.

ATTACHMENTS:

- Application materials