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TO: Plan Commission
DATE: June 26th, 2023
SUBJECT: Initial Review and Schedule a Public Hearing - 621 Bernard Street and 668 Johnson Street Rezoning

A rezoning requested by The Watertown Fire Department to change the zoning on parcels located at 621 Bernard St and 668 Johnson St. Parcel PINs: 291-0815-0432-019 & 291-0815-0544-003

SITE DETAILS:

Acres: 2.21 & 5.55
Current Zoning: General Business and Two-Family Residential
Existing Land Use: Vacant Land
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation on approximately 7.76 acres from General Business and Two-Family Residential Zoning to Central Business Zoning for use as the City's new Fire Station. The 2019 City of Watertown Comprehensive Plan designates the Future Land Use of this area as Central Mixed Use. Central Business Zoning is the associated zoning district for Central Mixed Use per the Comprehensive Plan. Public Services and Utilities is a principle land use permitted by right in the Central Business Zoning District. A Certified Survey Map related to the rezoning is also pending.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Central Mixed Use for all adjacent areas. Planned Neighborhood and Institutional Future Land Use Designations exist further to the west and south.

Nearby Zoning includes General Business District Zoning directly adjacent to the east and north, Multi-Family Zoning to the north and west, and Planned Office Zoning across the street to the south. Single-Family Residential Zoning also exists to the west.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

- (1) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.
- (2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.

*(3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection **D(3)(a)** through **(c)** above, after taking into consideration the proposal by the applicant*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for August 1, 2023
2. Set public hearing to a later date

ATTACHMENTS:

- Application materials