

# Village of Cottage Grove Emergency Services Station #2

# STUDY FINDINGS

## INITIAL DATA

Programmatic Space Needs - 6,490 SF

Existing Site Size - 1.08 ac.

Zoning Setback Requirements - 10'-0" all yards

## SUMMARY

The Village-owned site located at 1565 Landmark Drive is a suitable location for an Emergency Services satellite station. The site has adequate acreage for:

- An approximately 6,500 SF building
- Ability to add a second apparatus bay in the future
- Parking for 10 public stalls and 4 staff stalls
- Ingress and Egress drive aisles, allowing for drive-thru apparatus bays
- Pervious surface for on-site stormwater treatment or other landscaping requirements

GIS mapping for response times from the ESS #2 site shows an ability for EMS providers to meet benchmark & best practice response for municipalities with makeup and density comparable to the Village of Cottage Grove.

## CONCEPTUAL BUDGET

The opinion of probable cost for Emergency Services Station #2 is approximately \$5.06M