



## BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Site Review Committee / Plan Commission  
DATE: January 16th, 2023  
SUBJECT: Griffin Armament Site Plan Review

Site Plan Review requested by David O'Brien, Agent for Griffin Armament, for a building addition on property located at 801 S. Twelfth Street, Watertown WI. Parcel PIN: 28-291-0815-1022-037. A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Section 550-144 & 550-145 of the zoning code.

### SITE DETAILS:

Acres: 2.03

Current Zoning: GI General Industrial

Existing Land Use: Industrial

Future Land Use Designation: Mixed Industrial. No identified conflicts with Comprehensive Plan.

### BACKGROUND & APPLICATION DESCRIPTION:

Applicant is proposing an approximately 38,755 sq. ft. addition to the existing building, formerly Watertown Packaging. Site plan modifications include removing and relocating the existing parking lot and storm sewers, as well as additional landscaping improvements. Existing exterior building materials include stone veneer and metal panel siding. The stone veneer is to be removed with the building addition. Proposed new building materials include aluminum composite material panels (AMC), steel wall panels, and precast concrete panels. Applicant has submitted a color rendering of the proposed exterior building materials for review. A new entrance and several new windows on two floors are proposed on the west elevation (S.12<sup>th</sup> St.). The loading dock will remain in its current location.

### STAFF EVALUATION:

#### Land Use and Zoning:

Within the GI General Industrial zoning district 'Light Industrial' as a principal land use and 'On-site Parking Lot' as an accessory use are permitted by right. The property is subject to Airport Height Limitations with all parts of the structure being below the maximum height 924 feet above mean sea level allowed at this location.

#### Site Layout and Design:

The proposed addition meets building and pavement setbacks, as well as the maximum building height limits for the GI General Industrial zoning district. The west elevation (S.12<sup>th</sup> Street.) is the front lot line, per zoning code definitions, with a required setback of 25ft. The north elevation (Mary St.) is a street-side lot line also requiring a 25ft setback. The south elevation is a non-residential side lot line requiring a 20ft setback. The east elevation is the rear lot line requiring a 30ft setback. The required pavement setback is 10ft for the front and street-side lot lines, and 5ft for side and rear lot lines. The height of the proposed addition is 31ft, below the 35ft maximum building height in the GI General Industrial zoning district.

#### Vehicle Access and Circulation

The proposed vehicle access moves the main parking lot access to the south end of the property off Clark Street, while also maintaining the Mary Street access on the north end of the property. A separate double driveway loop is being added from South 12<sup>th</sup> Street.

#### Landscaping:

The proposal meets minimum landscaping requirements. Landscape point calculations have been provided by the applicant in the site plan. The project has a LSR (Landscape Surface Area Ratio) of 22% meeting and exceeding the minimum LSR of 15%.

#### Parking:

Parking requirements in the GI General Industrial zoning district require one space per each employee on the largest work shift. Applicant has indicated that the largest work shift at the facility will be 40 employees. Site Plan includes 62 parking stalls meeting and exceeding the one stall per employee requirement.

#### Lighting:

An exterior lighting plan that includes shielded lighting fixtures and the required lighting for parking, loading, and circulation areas has been submitted by the applicant.

#### RECOMMENDATION:

Staff recommends approval of the proposed Site Plan, subject to review comments from the Site Plan Review Committee, the Plan Commission, and conditions of approval as follows:

1. Applicant will obtain sign permits for any proposed on-building or on-site signage.

#### ATTACHMENTS:

- Application materials