



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 12, 2021, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

- I. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. Roll Call.

- I. Members: Lisa Hanson - Chair, Jacob Miller – Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Derius Daniels and Autumn Linsmeier.

C. Approval of the Agenda.

- I. Approval of the agenda for the April 12, 2021, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the March 22, 2021, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (ZP 21-01) Public Hearing on the request to rezone parcel 21-40-6, known as The Woods, from Rural Residential (RR) to Low-Density Residential (R1) on the west side, Conservancy (CON) in the center, and Medium-Density Residential (R2) on the east side, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. B. Dorff, District 1).
2. (ZP 21-01) Consideration with possible action on the request to rezone parcel 21-40-6, known as The Woods, from Rural Residential (RR) to Low-Density Residential (R1) on the west side, Conservancy (CON) in the center and Medium-Density Residential (R2) on the east side, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. B. Dorff, District 1).

3. (ZP 21-05) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1440 Smith Street, submitted by Dalton Ruesch, Ruesch Management, property owner (Ald. K. Lefebvre, District 6).
4. (ZP 21-05) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1440 Smith Street, submitted by Dalton Ruesch, Ruesch Management, property owner (Ald. K. Lefebvre, District 6).
5. (ZP 21-07) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street, submitted by Marc Rodriguez, SmitCo Eateries, applicant (Ald. L. Gerlach, District 3).
6. (ZP 21-07) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street, submitted by Marc Rodriguez, SmitCo Eateries, applicant (Ald. L. Gerlach, District 3).
7. (ZP 21-08) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1302 East Mason Street, submitted by Steve Bieda, Mau & Associates, on behalf of DMG Holdings, LLC, property owner (Ald. B. Galvin, District 4).
8. (ZP 21-08) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1302 E. Mason Street, submitted by Steve Bieda, Mau & Associates, on behalf of DMG Holdings, LLC, property owner (Ald. B. Galvin, District 4).
9. (TA 21-02) Public Hearing on the request to amend Sections 13.605, 14.302 and 14.303 of the Green Bay Municipal Code related to removal of Area Development Plan (ADP) language, submitted by Community and Economic Development.
10. (TA 21-02) Consideration with possible action on the request to amend Sections 13.605, 14.302 and 14.303 of the Green Bay Municipal Code related to removal of Area Development Plan (ADP) language, submitted by Community and Economic Development.
11. (OMA 21-02) Consideration with possible action on the request to remove all Area Development Plans (ADPs) from the City's Official Map, submitted by Community and Economic Development.

F. Informational.

1. Director's Report.
2. Date of next meeting: April 26, 2021

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.

- 3) **QUORUM:** Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Plan Commission

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+1 312 626 6799,,841 3767 5822# US (Chicago)

+1 646 876 9923,,841 3767 5822# US (New York)

Dial by your location

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+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 841 3767 5822

Password: 483400

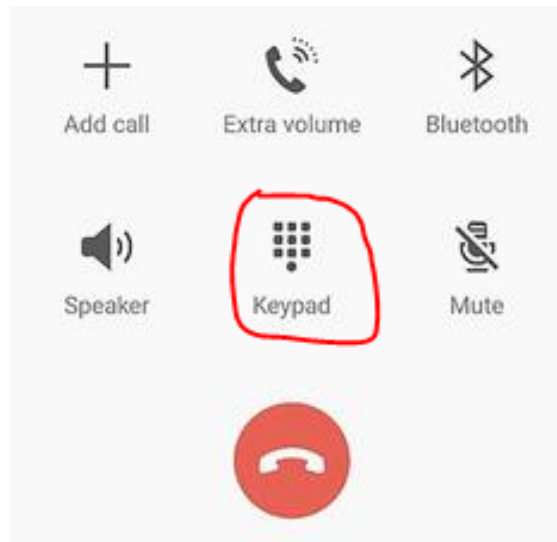
Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Additional Information

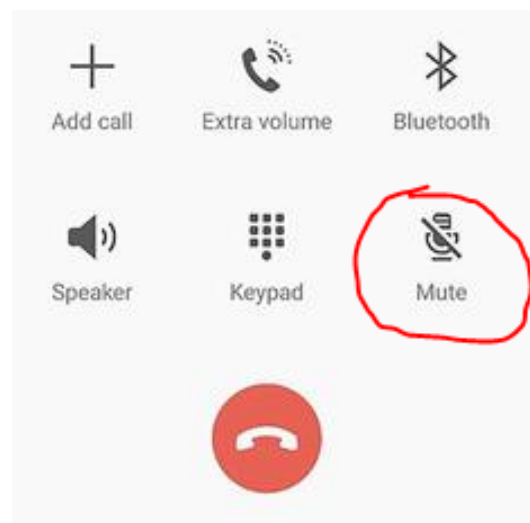
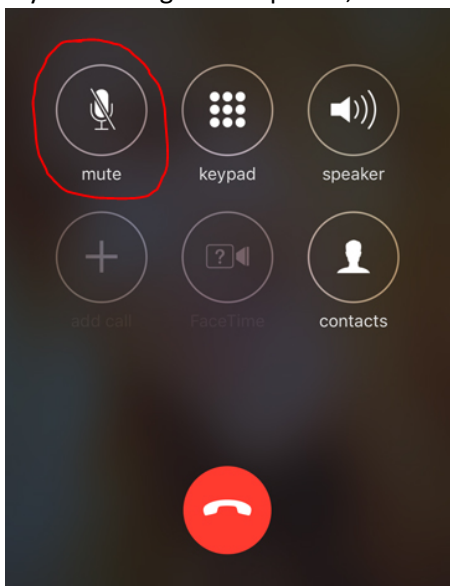
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, MARCH 22, 2021, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

I. Members: Lisa Hanson - Chair, Jacob Miller – Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Derius Daniels and Autumn Linsmeier.

Chair Lisa Hanson called the meeting to order.

Present: Lisa Hanson, Jacob Miller, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier,
Excused: Sidney Bremer

Others Present: Ald. Barb Dorff, Ald. Randy Scannell, Ald. Brian Johnson, Ald. Kathy Lefebvre

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the March 22, 2021, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, seconded by Ald. Veronica Corpus-Dax to approve the agenda. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No- None, Abstain- None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 8, 2021, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller to approve the minutes. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No- None, Abstain- None

E. REGULAR BUSINESS.

Chair Lisa Hanson read into record the rules and procedures for all public hearings tonight. All public hearings have been properly posted.

I. (CPA 21-01) Public Hearing on the request to amend the City's Comprehensive Plan from Parks to Low-Medium Density Residential for the eastern portion of parcel 21-40-6, known as The Woods, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. B. Dorff, District 1).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to amend the City's Comprehensive Plan from Parks to Low-Medium Density Residential for the eastern portion of parcel 21-40-6, known as The Woods, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner.

Chair Lisa Hanson then asked three (3) times if there was anyone else present who wished to speak. Hearing/seeing no one, the public hearing was closed.

2. (CPA 21-01) Consideration with possible action on the request to amend the City's Comprehensive Plan from Parks to Low-Medium Density Residential for the eastern portion of parcel 21-40-6, known as The Woods, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. B. Dorff, District I).

Moved by Jacob Miller, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No- None, Abstain- None

Moved by Veronica Corpus-Dax, seconded by Jacob Miller to close the floor and return to regular order of business. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No- None, Abstain- None

Moved by Jacob Miller, seconded by Veronica Corpus-Dax to amend the City's Comprehensive Plan from Parks to Low-Medium Density Residential for the eastern portion of parcel 21-40-6, known as The Woods. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No- None, Abstain- None

3. (ZP 21-04) Public Hearing on the request to rezone 120 Bedford Road from Rural Residential (RR) to Low-Density Residential (RI), submitted by Bonita Parrott, property owner (Ald. B. Dorff, District I).

Chair Lisa Hanson opened the floor for the public hearing on the request to rezone 120 Bedford Road from Rural Residential (RR) to Low-Density Residential (RI), submitted by Bonita Parrott, property owner.

Chair Lisa Hanson then asked three (3) times if there was anyone else present who wished to speak. Hearing/seeing no one, the public hearing was closed.

4. (ZP 21-04) Consideration with possible action on the request to rezone 120 Bedford Road from Rural Residential (RR) to Low-Density Residential (RI), submitted by Bonita Parrott, property owner (Ald. B. Dorff, District 1).

Moved by Jacob Miller, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No-None, Abstain- None

Moved by Veronica Corpus-Dax, seconded by Derius Daniels to close the floor and return to regular order of business. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No-None, Abstain- None

Moved by Veronica Corpus-Dax, seconded by Derius Daniels to approve the rezoning of 120 Bedford Road from Rural Residential (RR) to Low-Density Residential (RI). Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No-None, Abstain- None

5. (TA 20-04) Consideration with possible action on the request to amend Chapter 13-303, Land Use Definitions, Chapter 13-1606(j), Drive-through facility, Chapter 13-1714, Figure 2, Off-Street parking regarding requirements for drive-through facilities.

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller to amend the request to amend Chapter 13-303, Land Use Definitions, Chapter 13-1606(j), Drive-through facility, Chapter 13-1714, Figure 2, Off-Street parking regarding requirements for drive-through facilities, subject to the following amendments:

a) Item No. 5 of the amendment be removed.

b) Item No. 6 to be changed from 14 ft. to 12 ft. with the option of decreasing the width to 10 ft. with standards in the draft ordinance.

c) A one Year review of the ordinance shall be brought back to the Plan Commission for review. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No-None, Abstain- None

F. INFORMATIONAL.

I. Director's Report.

Neil Stechschulte presented the Director's Report.

2. Date of next meeting: April 12, 2021

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller to adjourn. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No-
None, Abstain- None



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(ZP 21-01) Public Hearing on the request to rezone parcel 21-40-6, known as The Woods, from Rural Residential (RR) to Low-Density Residential (R1) on the west side, Conservancy (CON) in the center, and Medium-Density Residential (R2) on the east side, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. B. Dorff, District 1).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-01 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Rezoning
Parcel 21-40-6
(ZP 21-01)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 12, 2021**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in a public hearing, you may access the meeting by the internet or telephone using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your Location:

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

(ZP 21-01) Consideration with possible action on the request to rezone parcel 21-40-6, known as The Woods, from Rural Residential (RR) to Low-Density Residential (R1) on the west side, Conservancy (CON) in the center, and Medium-Density Residential (R2) on the east side, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC on behalf of Green Viper Inc., property owner. (Ald. B. Dorff, District 1)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Department of Community and Economic Development

Attn: Stephanie Hummel

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Stephanie Hummel at (920) 448-3424 or

Stephanie.Hummel@greenbaywi.gov.

Publication Dates: March 29, 2021 and April 5, 2021



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 21-01) Consideration with possible action on the request to rezone parcel 21-40-6, known as The Woods, from Rural Residential (RR) to Low-Density Residential (R1) on the west side, Conservancy (CON) in the center and Medium-Density Residential (R2) on the east side, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. B. Dorff, District 1).

BACKGROUND

Primary Address: Parcel 21-40-6, along the 300 block of Erie Road

Aldersperson/District: Ald. Barb Dorff/District 1

Reason for Request: To allow for a housing development

Subject Parcel Zoning and Land Use: Rural Residential (RR) - golf course

Surrounding Zoning and Land Uses:

North: Rural Residential (RR) - single-family homes

South: Rural Residential (RR) – golf course

East: Low-Density Residential (R1)/PUD - vacant and assisted living

West: Low-Density Residential (R1) - single-family homes

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Low-Medium Density Housing.

Report: This rezoning request is the last of three applications reviewed by the Plan Commission regarding a proposed housing development on Parcel 21-40-6, located along Erie Road, known as "The Woods". The first application amended the City's Official Map to determine the Greenway boundaries on the parcel. The Comprehensive Plan Amendment application changed the future land use designation from "Parks" to "Low-Medium Density Housing" on the east side of the parcel. This application will change the zoning as follows:

- the West side of the parcel from Rural Residential (RR) to Low-Density Residential (R1)
- the Center of the parcel from Rural Residential (RR) to Conservancy (CON)
- the East side of the parcel from Rural Residential (RR) to Medium-Density Residential (R2)

The West side of this development will have approximately 22 single-family lots created in a subdivision plat. The road pattern and future land use were existing to support this type of development, so no amendments were needed throughout this process.

The Center will eventually be retained by the Parks Department as part of the Greenway. While this is near the existing Baird Creek Parkway, it will not connect on the north side at this time due to private property existing between the subject parcel and the existing Parkway. There will be public access points to the proposed Greenway area on the south side of this development, as shown in the exhibits.

The East side's future land use was recently amended and supports the rezoning to R2. Approximately 40 single-family units are proposed on the East side. This will be done through a condominium plat. The units will be stand-alone units and will generally appear like other single-family developments in the City. The condominium plat is intended to allow for flexibility in setbacks and spacing. The proposed density is well within the requirements of the R2 zoning district. The East side of the parcel is also adjacent to The Grandview development site across Erie Road, which has a wide variety of uses proposed, including townhomes and apartments near the subject parcel.

Staff supports this rezoning request. The proposed housing development is in keeping with all City plans, including the recently completed housing study, calling for more units throughout the City. If the rezoning is approved by Plan Commission and City Council, the applicant will move forward with technical applications, including land divisions and permitting. Which is a requirement for the development to meet the Green Bay Municipal Code, including erosion control, setbacks, public access, traffic concerns and landscaping.

Ald. Barb Dorff and neighbors within 400 ft. have been notified of the meeting. As of the drafting of this report, no comments have been received.

RECOMMENDATION

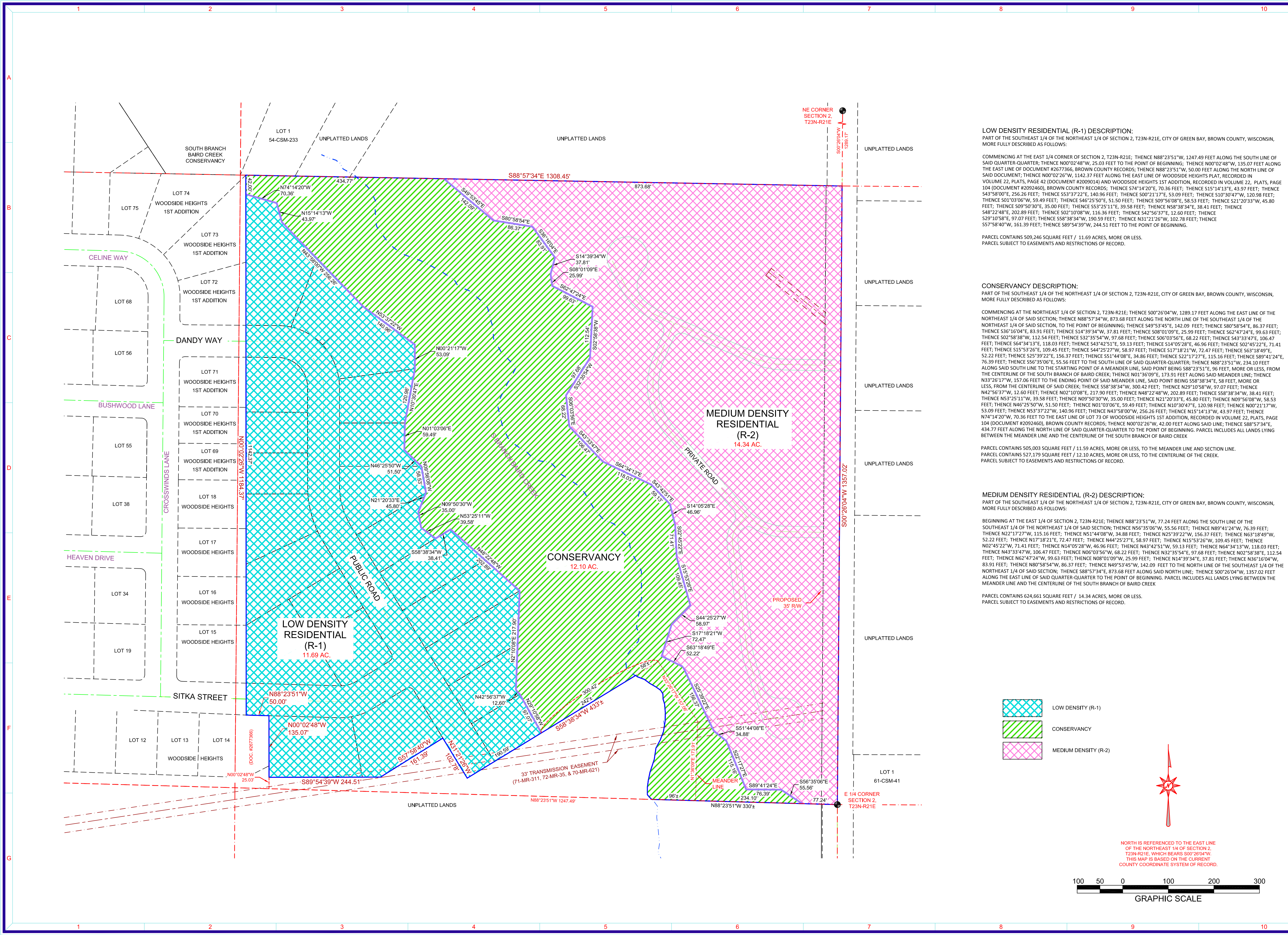
Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-01 Map
2. ZP 21-01 Applicant Narrative and Attachments
3. ZP 21-01, Proposed Housing Exhibit

R:\Jobs\1707-01-19 The Woods\DRAWINGS\1707-01-19 ENG 20210201.dwg 2/1/2021 2:09:35 PM



LOW DENSITY RESIDENTIAL (R-1) DESCRIPTION:
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST 1/4 CORNER OF SECTION 2, T23N-R21E; THENCE N88°23'51"W, 1247.49 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER; THENCE N00°02'48"W, 25.03 FEET TO THE POINT OF BEGINNING; THENCE N00°02'48"W, 135.07 FEET ALONG THE EAST LINE OF DOCUMENT #2677366, BROWN COUNTY RECORDS; THENCE N88°23'51"W, 50.00 FEET ALONG THE NORTH LINE OF SAID DOCUMENT; THENCE N00°02'26"W, 1142.37 FEET ALONG THE EAST LINE OF WOODSIDE HEIGHTS PLAT, RECORDED IN VOLUME 22, PLATS, PAGE 42 (DOCUMENT #2009014) AND WOODSIDE HEIGHTS 1ST ADDITION, RECORDED IN VOLUME 22, PLATS, PAGE 104 (DOCUMENT #2092460), BROWN COUNTY RECORDS; THENCE S74°14'20"E, 70.36 FEET; THENCE S15°14'13"E, 43.97 FEET; THENCE S43°58'00"E, 256.26 FEET; THENCE S53°37'22"E, 140.96 FEET; THENCE S00°21'17"E, 53.09 FEET; THENCE S10°30'47"W, 120.98 FEET; THENCE S01°03'06"W, 59.49 FEET; THENCE S46°25'50"E, 51.50 FEET; THENCE S09°56'08"E, 58.53 FEET; THENCE S21°20'33"W, 45.80 FEET; THENCE S09°50'30"E, 35.00 FEET; THENCE S53°25'11"E, 39.58 FEET; THENCE N58°38'34"E, 38.41 FEET; THENCE S48°22'48"E, 202.89 FEET; THENCE S02°10'08"W, 116.36 FEET; THENCE S42°56'37"E, 12.60 FEET; THENCE S29°10'58"E, 97.07 FEET; THENCE S58°38'34"W, 190.59 FEET; THENCE N31°21'26"W, 102.78 FEET; THENCE S57°58'40"W, 161.39 FEET; THENCE S89°54'39"W, 244.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 509,346 SQUARE FEET / 11.69 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONSERVANCY DESCRIPTION:
PART OF THE SOUTHEAST 1/4 OF SECTION 2, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST 1/4 OF SECTION 2, T23N-R21E; THENCE S00°26'04"W, 1289.17 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N88°57'34"W, 873.68 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, TO THE POINT OF BEGINNING; THENCE S49°53'45"E, 142.09 FEET; THENCE S80°58'54"E, 86.37 FEET; THENCE S36°16'04"E, 83.91 FEET; THENCE S34°39'34"W, 37.81 FEET; THENCE S08°01'09"E, 25.99 FEET; THENCE S62°47'24"E, 99.63 FEET; THENCE S02°58'38"W, 112.54 FEET; THENCE S32°35'54"W, 97.68 FEET; THENCE S06°03'56"E, 68.22 FEET; THENCE S43°33'47"E, 106.47 FEET; THENCE S64°34'13"E, 118.03 FEET; THENCE S43°42'51"E, 59.13 FEET; THENCE S14°05'28"E, 46.96 FEET; THENCE S02°45'22"E, 71.41 FEET; THENCE S15°53'26"E, 109.45 FEET; THENCE S44°25'27"W, 58.97 FEET; THENCE S17°18'21"W, 72.47 FEET; THENCE S63°18'49"E, 52.22 FEET; THENCE S25°39'22"E, 156.37 FEET; THENCE S51°44'08"E, 34.88 FEET; THENCE S22°17'27"E, 115.16 FEET; THENCE S89°41'24"E, 76.39 FEET; THENCE S56°35'06"E, 55.56 FEET TO THE SOUTH LINE OF SAID QUARTER-QUARTER; THENCE N88°23'51"W, 234.10 FEET ALONG SAID SOUTH LINE TO THE STARTING POINT OF A MEANDER LINE, SAID POINT BEING S88°23'51"E, 96 FEET, MORE OR LESS, FROM THE CENTERLINE OF THE SOUTH BRANCH OF BAIRD CREEK; THENCE N01°36'09"E, 173.91 FEET ALONG SAID MEANDER LINE; THENCE N32°26'17"W, 157.06 FEET TO THE ENDING POINT OF SAID MEANDER LINE, SAID POINT BEING S58°38'34"E, 58 FEET, MORE OR LESS, FROM THE CENTERLINE OF SAID CREEK; THENCE S58°38'34"W, 300.42 FEET; THENCE N29°10'58"W, 97.07 FEET; THENCE N42°56'37"W, 12.60 FEET; THENCE N02°10'08"W, 217.90 FEET; THENCE N48°22'48"W, 202.89 FEET; THENCE S58°38'34"W, 38.41 FEET; THENCE N53°25'11"W, 39.58 FEET; THENCE N09°50'30"W, 35.00 FEET; THENCE N21°20'33"E, 45.80 FEET; THENCE N09°56'08"W, 58.53 FEET; THENCE N46°25'50"W, 51.50 FEET; THENCE N01°03'06"E, 59.49 FEET; THENCE N10°30'47"E, 120.98 FEET; THENCE N00°21'17"W, 53.09 FEET; THENCE N53°37'22"W, 140.96 FEET; THENCE N48°58'00"W, 256.26 FEET; THENCE N15°14'13"W, 43.97 FEET; THENCE N74°14'20"W, 70.36 FEET TO THE EAST LINE OF LOT 73 OF WOODSIDE HEIGHTS 1ST ADDITION, RECORDED IN VOLUME 22, PLATS, PAGE 104 (DOCUMENT #2092460), BROWN COUNTY RECORDS; THENCE N00°02'26"W, 42.00 FEET ALONG SAID LINE; THENCE S88°57'34"E, 434.77 FEET ALONG THE NORTH LINE OF SAID QUARTER-QUARTER TO THE POINT OF BEGINNING. PARCEL INCLUDES ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE CENTERLINE OF THE SOUTH BRANCH OF BAIRD CREEK

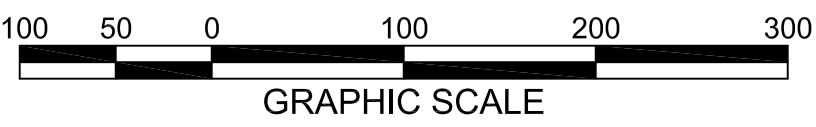
PARCEL CONTAINS 505,003 SQUARE FEET / 11.59 ACRES, MORE OR LESS, TO THE MEANDER LINE AND SECTION LINE.
PARCEL CONTAINS 527,179 SQUARE FEET / 12.10 ACRES, MORE OR LESS, TO THE CENTERLINE OF THE CREEK.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

MEDIUM DENSITY RESIDENTIAL (R-2) DESCRIPTION:
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/4 CORNER OF SECTION 2, T23N-R21E; THENCE N88°23'51"W, 77.24 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N56°35'06"W, 55.56 FEET; THENCE N89°41'24"W, 76.39 FEET; THENCE N22°17'27"W, 115.16 FEET; THENCE N51°44'08"W, 34.88 FEET; THENCE N25°39'22"W, 156.37 FEET; THENCE N63°18'49"W, 52.22 FEET; THENCE N17°18'21"E, 72.47 FEET; THENCE N44°25'27"E, 58.97 FEET; THENCE N15°53'26"W, 109.45 FEET; THENCE N02°45'22"W, 71.41 FEET; THENCE N14°05'28"W, 46.96 FEET; THENCE N43°42'51"W, 59.13 FEET; THENCE N64°34'13"W, 118.03 FEET; THENCE N43°33'47"W, 106.47 FEET; THENCE N06°03'56"W, 68.22 FEET; THENCE N32°35'54"E, 97.68 FEET; THENCE N02°58'38"E, 112.54 FEET; THENCE N62°47'24"W, 99.63 FEET; THENCE N08°01'09"W, 25.99 FEET; THENCE N14°39'34"E, 37.81 FEET; THENCE N36°16'04"W, 83.91 FEET; THENCE N80°58'54"W, 86.37 FEET; THENCE N49°53'45"W, 142.09 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE S88°57'34"E, 873.68 FEET ALONG SAID NORTH LINE; THENCE S00°26'04"W, 1357.02 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER TO THE POINT OF BEGINNING. PARCEL INCLUDES ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE CENTERLINE OF THE SOUTH BRANCH OF BAIRD CREEK

PARCEL CONTAINS 624,661 SQUARE FEET / 14.34 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- LOW DENSITY (R-1)
- CONSERVANCY
- MEDIUM DENSITY (R-2)

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 2, T23N-R21E, WHICH BEARS S00°26'04"W. THIS MAP IS BASED ON THE CURRENT COUNTY COORDINATE SYSTEM OF RECORD.



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PH: 920-569-5765, Fax: 920-569-5767
www.mach-iv.com

PROFESSIONAL SEAL

OFFICIAL MAP AMENDMENT
THE WOODS
OMA/REZONE APPLICATION

REVISION DESCRIPTION	
NO.	

DATE: 02/01/2021
DRAFTED BY: RJO
CHECKED BY:
PROJECT NO.: 1707-01-19
DRAWING NUMBER
SHEET NUMBER
FIGURE 3
OF

THE WOODS - REQUEST FOR CITY ACTION
FEBRUARY 1, 2021
PROJECT NO. 1707-01-19



Background

Green Viper Inc. proposes to convert the back nine of The Wood Golf Course into a single family residential development. The site location is shown as Figure 1.

The proposed development contains three primary components. The conceptual site plan is shown in Figure 2. The west side proposes a maximum of 22 Single Family homes. This side of the development will have public roads and infrastructure and a stormwater management system.

The east side features approximately 40 Single Family Condos. This side of the development will have private roads, and either private, or combination of private and public infrastructure, as well as a stormwater management system.

The two developments are separated physically by a large ravine and Bairds Creek. The Bairds Creek area is to be transferred to the City and will be designated as parkway.

Green Bay Smart Growth 2022 report identifies several objectives that constitute Smart Growth. One objective is to target locations either contiguous to or within presently urbanized areas. The proposed site is adjacent to two city streets (Dandy and Sitka) that are stubbed for future connection. The east side of the development is readily connected to existing utilities with a short extension of city services.

Another objective is to promote efficient use of service land. The close proximity of existing city services and infrastructure creates an efficient use of both sides of the property and allows the existing services to reach their intended capacities.

A third objective is to limit public/private expenses. No public monies are being requested for the proposed development. All costs associated with the development are proposed to be borne by the Developer.

The fourth objective is to protect sensitive areas. The site has had a wetland delineation performed on it. The proposed site plan will blend the need to maintain the public health and safety needs of the development but at the same time preserve the sensitive areas. The majority of the sensitive areas are associated with, and adjacent to, Bairds Creek. The proposed development will involve the transfer of the Bairds Creek sensitive areas to the City of Green Bay via conversion to a parkway.

Another objective is for new neighborhoods to have a variety of house types. In order to minimize impact to the existing neighborhood and housing types, the west side of the development is proposed as single family lots to match the neighboring development. The east side of the parkway are single family condominiums. Condominiums offer a housing style that is currently in high demand with limited supply in the City. Condos offer home ownership with maintenance-free lifestyles. This housing option tends to attract young professionals or "empty nesters" who want to live in the City, but whose lifestyles are such that they do not want the maintenance associated with home ownership.

Lastly, the Report defines desirable housing densities. It defines Low Density Housing as 4-8 units/gross acre and lots 5,000 – 13,000 square feet (sf) in size. The proposed single family lots range in size from 12,200 sf – 25,700 sf. The proposed lots are larger in order to match the sizes of the existing single family lots which range from 11,780 sf to 19,057sf.

Because of the existing neighborhood, the west side of the development, has a relatively low density of 1.95 units per acres. Medium Density is defined as 10 units/gross acre. The east side of the development as a density of 3.3 units/acres, well under the max of 10. The desire to maintain and preserve some of the natural areas causes the density to be on the lower end of what is allowed in traditional medium density development.

The Development team met with City staff/departments on September 22, 2020 for a Technical Review Meeting. The purpose was to inform staff of the project and allow for an initial review of the proposed development.

At the suggestion of the Planning Staff, the developer conducted a neighborhood meeting with immediate neighbors to present proposed plans for development. The Neighborhood Meeting was held October 14, 2020.

Official Map Amendment

An Official Map Amendment (OMA) is requested to adjust road patterns and parkway boundaries to be consistent with the development. The public road pattern and proposed parkway boundaries are shown in Figure 3 along with legal descriptions.

Comprehensive Plan Amendment

The Comprehensive Plans shows the land east of Bairds Creek as Parkway. The developer requests to amend a portion of the property east of the proposed parkway from Parkway to Low/Medium Density Residential. The Comprehensive Plan Amendment is shown in Figure 3, along with appropriate legal descriptions.

Rezoning

The developer requests the following rezoning revisions. The western portion of the development be rezoned from Rural Residential (RR) to Low Density Residential (R1). The proposed Parkway area from Rural Residential (RR) to Conservancy (C). The eastern portion of the development from Rural Residential (RR) to Medium Density Residential (R2). The rezoning areas, along with appropriate legal descriptions, are shown in Figure 3.

Future Steps

Subdivision/Condo Plat

Preliminary and final subdivision/condo plats will be submitted to the City and State for standard review.

Construction Documents

Infrastructure design and construction documents will be developed and submitted to applicable regulatory agencies. It is anticipated the development will require the following regulatory approvals:

- City of Green Bay – Site Plan
- City of Green Bay – Stormwater Management
- City of Green Bay – Erosion Control
- WDNR
- USACOE
- Brown County
- NEW Sanitary Sewer Extension

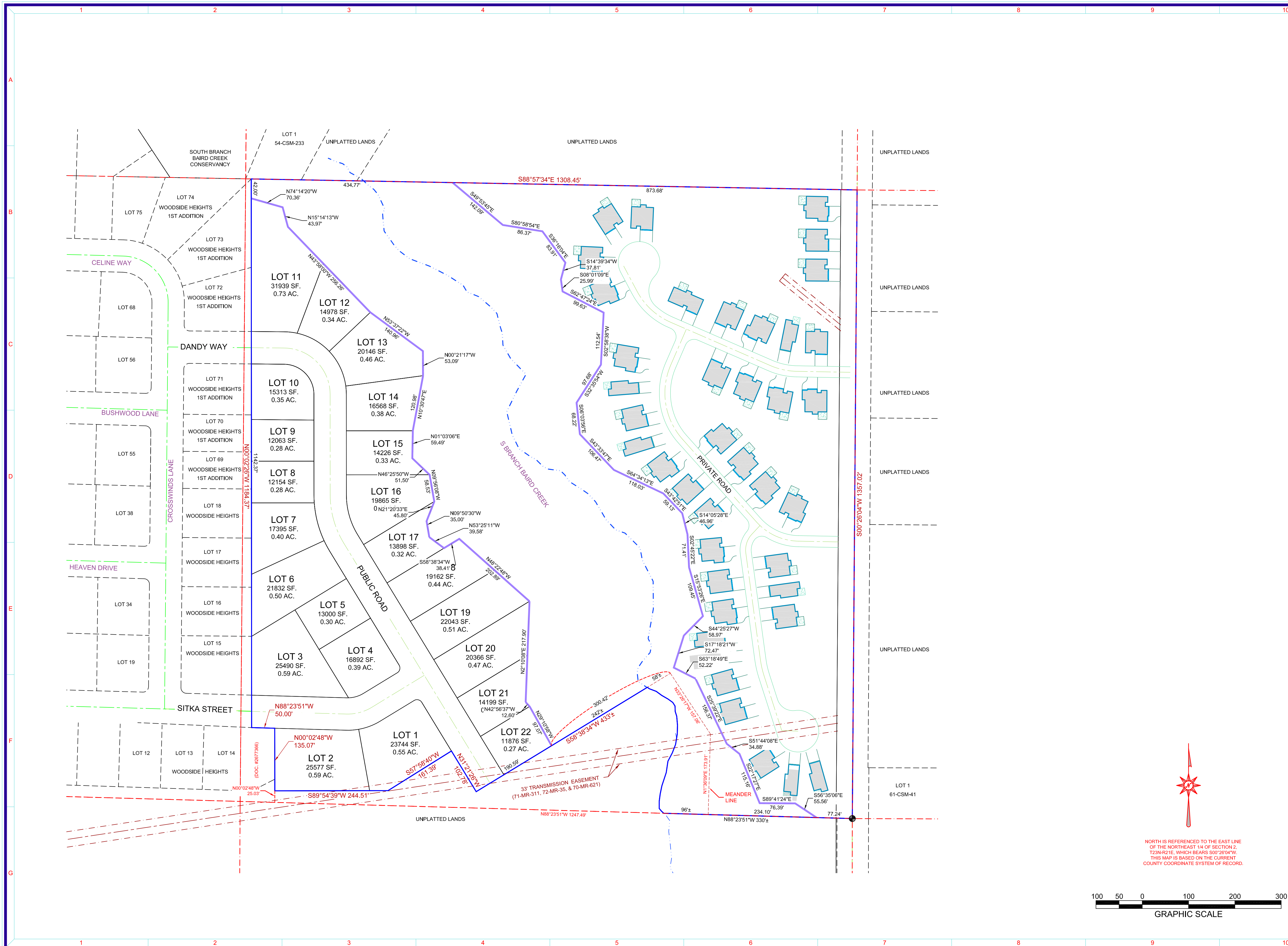
CONCEPTUAL SITE PLAN

THE WOODS

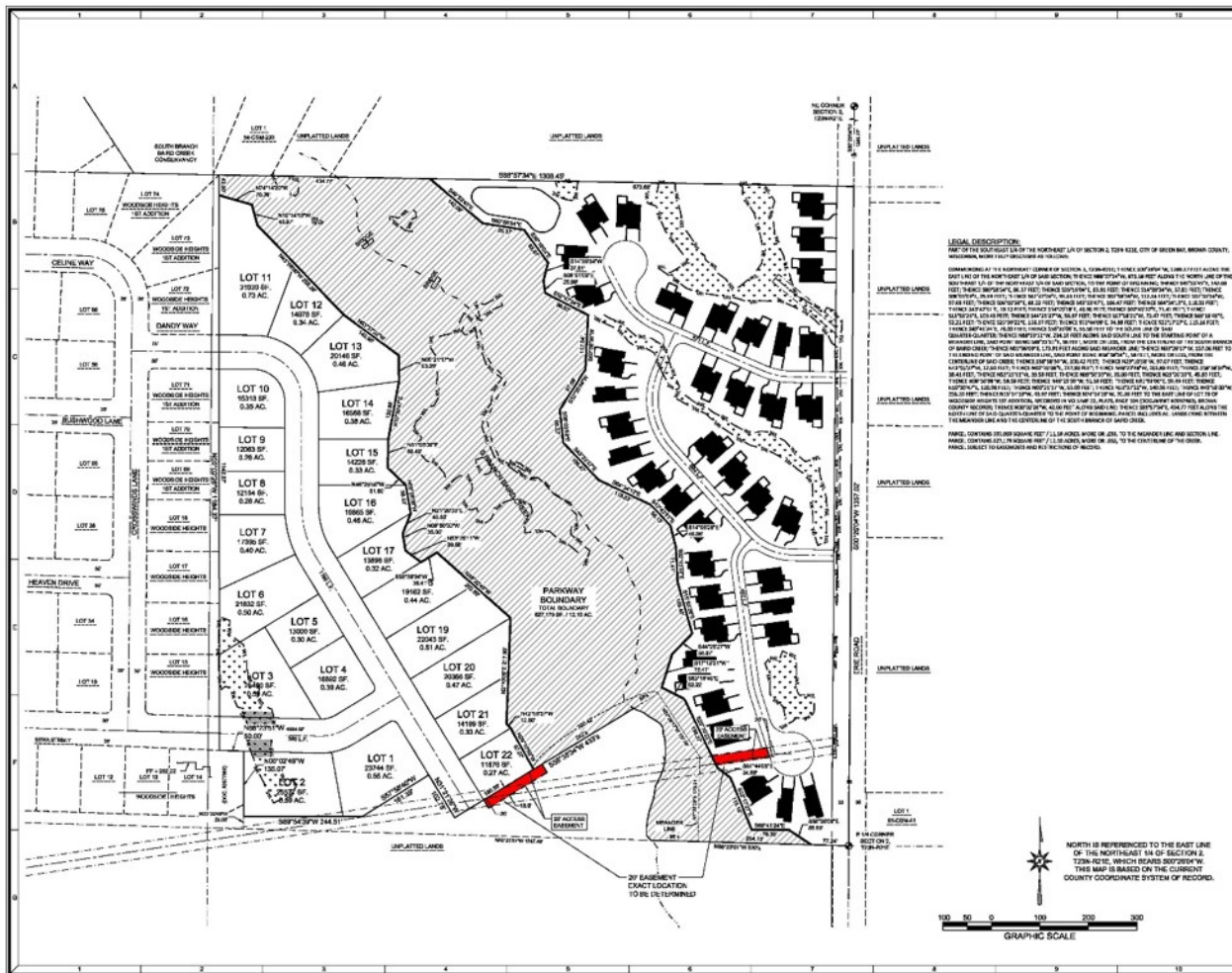
OMA/REZONE APPLICATION

[illegible]

SHEET NUMBER

FIGURE 2
O

11/14/2021 10:00 AM: The Woods Appraisal Exhibit - 10/14/2021 10:00 AM: 10/14/2021 10:00 AM



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PARKWAY EXHIBIT
THE WOODS
APPRAISAL EXHIBIT
JANUARY 29, 2021 MEETING WITH CITY

DATE: 10/14/2021
DRAWN BY: RPH
CHECKED BY: RPH
PROJECT NO: 10/14-19
DRAWING NUMBER: 1
SHEET NUMBER: 1



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Madison Smith

AGENDA ITEM # E.3

(ZP 21-05) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1440 Smith Street, submitted by Dalton Ruesch, Ruesch Management, property owner (Ald. K. Lefebvre, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-05 Class 2 Pub Notice PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
815-827 South Monroe Avenue
(ZP 20-04)**

The City of Green Bay Plan Commission will hold a public hearing on **Monday, February 24, 2020**, at 6:00 p.m., in Room 604 (Harry Maier Room) of City Hall, 100 North Jefferson Street, Green Bay, WI 54301. The hearing is regarding the following:

To authorize a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (RI) district at 815-827 South Monroe Avenue, submitted by Mimi & Chad Schroeder, petitioner.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay
Department of Community and Economic Development
Attn: David Buck
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact David Buck at (920) 448-3411 or davidbu@greenbaywi.gov.

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at (920) 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.

Publication Date: February 10 and February 17, 2020



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Madison Smith

AGENDA ITEM # E.4

(ZP 21-05) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1440 Smith Street, submitted by Dalton Ruesch, Ruesch Management, property owner (Ald. K. Lefebvre, District 6).

BACKGROUND

Primary Address: 1440 Smith Street

Aldersperson/District: Ald. Kathy Lefebvre / District 6

Reason for Request: To allow for a 2-unit duplex in replace of a 3-unit.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (RI) - Single-family residential

NORTH: - Low Density Residential (RI) - Single-family residential

SOUTH: - Low Density Residential (RI) - Single and two-family residential

EAST: - Low Density Residential (RI) - Single-family residential

WEST: - Low Density Residential (RI) - Single-family and two-family residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as low density residential uses.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The proposed 3-unit to 2-unit single-family dwelling located at 1440 Smith Street (subject property) has a Low Density Residential (RI) zoning. The subject property of 1440 Smith Street: North ½ of the East 53 ft. of that part of Lot Twenty-seven (27), lying between the South line of Smith Street and the North line of Farlin Avenue, according to the recorded Plat of Newberry's Addition Subdivision No. 1, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin. Property type is multi-family residential with a total assessed land value of \$12,500. The existing structure has an occupancy of a 3-family. The owner/applicant would like to convert this from a 3-unit dwelling to a 2-unit dwelling. This site is located in a cul-de-sac and a CDBG area.

The petitioner wishes to establish a commercial photography studio use while also occupying the building as their primary residence. There would not be a separate entrance for the commercial use, which will occupy 2-3 rooms on the main floor and utilize the yard space. A letter explaining the business use is included within the application packet attached to this report.

Planning Staff is recommending approval of the request. The utilities, fire and safety meet the code to

separate and convert to a 2-unit family dwelling.

Ald. Kathy Lefebvre, the Olde North Neighborhood Association and adjacent property owners within 200+ ft. of the property have been notified of the request. The petitioner informed staff that they have contacted area neighbors, the neighborhood association and the Alderperson prior to application being submitted. As of the drafting of this report, staff has not received any calls regarding the request.

RECOMMENDATION

Approval of the request for a Conditional Use Permit.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-05 Application
2. ZP 21-05 Location Map
3. ZP 21-05 Location Map BW
4. 1440 Smith St description
5. SMITH STREET



REQUEST FOR CITY ACTION PLAN COMMISSION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax

Petitioner(s): Dalton Ruesch Date: 2-22-21
Email: daltonruesch@gmail.com Phone Number: 715-459-3263
Address: 625 Pine St. City: Green Bay State: WI Zip Code: 54301
Property Owner: Ruesch Properties Phone Number: 715-459-3263
Parcel Numbers (required): 19-17-A
Location of Property: 1440 Smith St.

Attach maps and legal descriptions (required) and submit to the Dept. of Community and Economic Development, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Dalton Ruesch, respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.

- ☒ Rezone Property (\$300.00 Review Fee)
☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
☐ PUD and PUD Amendments (\$350.00 Review Fee)
☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 plus \$35.00 per Lot/Outlot Review Fee)
☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
☒ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
☐ Development District Map Amendment (\$200.00 Administration Fee)
☐ Official Map Amendment (\$200.00 Administration Fee)
☐ Plat of Right-of-Way (\$200.00 Administration Fee)
☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
☐ Street Name Change (\$200.00 Administration Fee)
☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee)
☐ Other (\$200.00 Administration Fee): _____

Petitioner Signature(s): Dalton Ruesch

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

Briefly describe action desired, noting the property affected and all other pertinent information.

Attach maps and legal descriptions (required).

Typed on separate page

Please contact the Dept. of Community and Economic Development, Room 608, City Hall,
(920) 448-3400, if you have any questions.

Dalton Ruesch
625 Pine St
Green Bay WI. 54301

1440 Smith St
Green Bay, WI 54301

I am applying for a conditional use permit at 1440 Smith St. Currently the property is a three unit apartment building. I would like to use the property as a side by side duplex. In its current setup it would take little to no renovations to make this a two family dwelling. If approved the property would have a one bedroom and one bathroom on the West side of the house and a 3 bedroom 2 bathroom on the East side of the house. Both units would be two stories and would create a nice side by side duplex. There is a three stall carport in the rear of the building with additional parking space on the side and nice size yard beyond that.

I purchased this property in early 2021 not knowing that the multifamily zoning had expired. After the purchase we painted all walls and trim in the exterior, installed new trim and floors throughout. Installed new doors, light fixtures, hardware, appliances and many other small updates.

As the weather warms up it is my intention to focus on the exterior of the property. We plan to fix the stucco, paint the exterior, work on the curb appeal with landscaping and in the future put in a hard surface driveway.

If you have any further questions please let me know.

Thank You,
Dalton Ruesch



City Of GreenBay > Parcel Data

Find a Parcel

Current Parcel: 19-17-A

📍 1440 SMITH ST

RUESCH PROPERTIES LLC

625 PINE ST GREEN BAY WI 54301

Street View Map • Green Bay Parcel Map • Google Map

Assessment Records

Zoning and Districts

Brown County Parcel Data

Inspection Records

Special Assessments

Requests For Service

Police Calls

2020 Residential Assessment

2019 Residential Assessment

2018 Residential Assessment

2017 Residential Assessment

Property Sales

Sketches

2020 Residential Assessment

Photo Filename1:	Photo Filename5:	Photo Filename2:
Half Story S F: 0	Photo Filename4:	Property Type: Multi family residential
Photo Filename6:	Photo Filename3:	

Value

Total Assessed Value Land: \$12,500	Total Assessed Value Improvements: \$70,100	Total Assessed Value: \$82,600
-------------------------------------	---	--------------------------------

Building Information

Tax Class: Residential	Living Units: 3	Family Rooms: 0
Occupancy: 3 Family	Heating Type: Gas, forced air	Other Rooms: 6
Story: 1.5 story	Cooling Type: No A/C	Full Basement S F: 1116 sq ft
Style: Old style 2-3	Full Baths: 3	First Floor S F: 1116 sq ft
Exterior Wall: Stucco	Half Baths: 0	Second Floor S F: 741 sq ft
Roof Type: Asphalt shingles	Additional Fixtures: 4	SFLA: 1857
Year Built: 1938	Bedrooms: 3	

Property Info

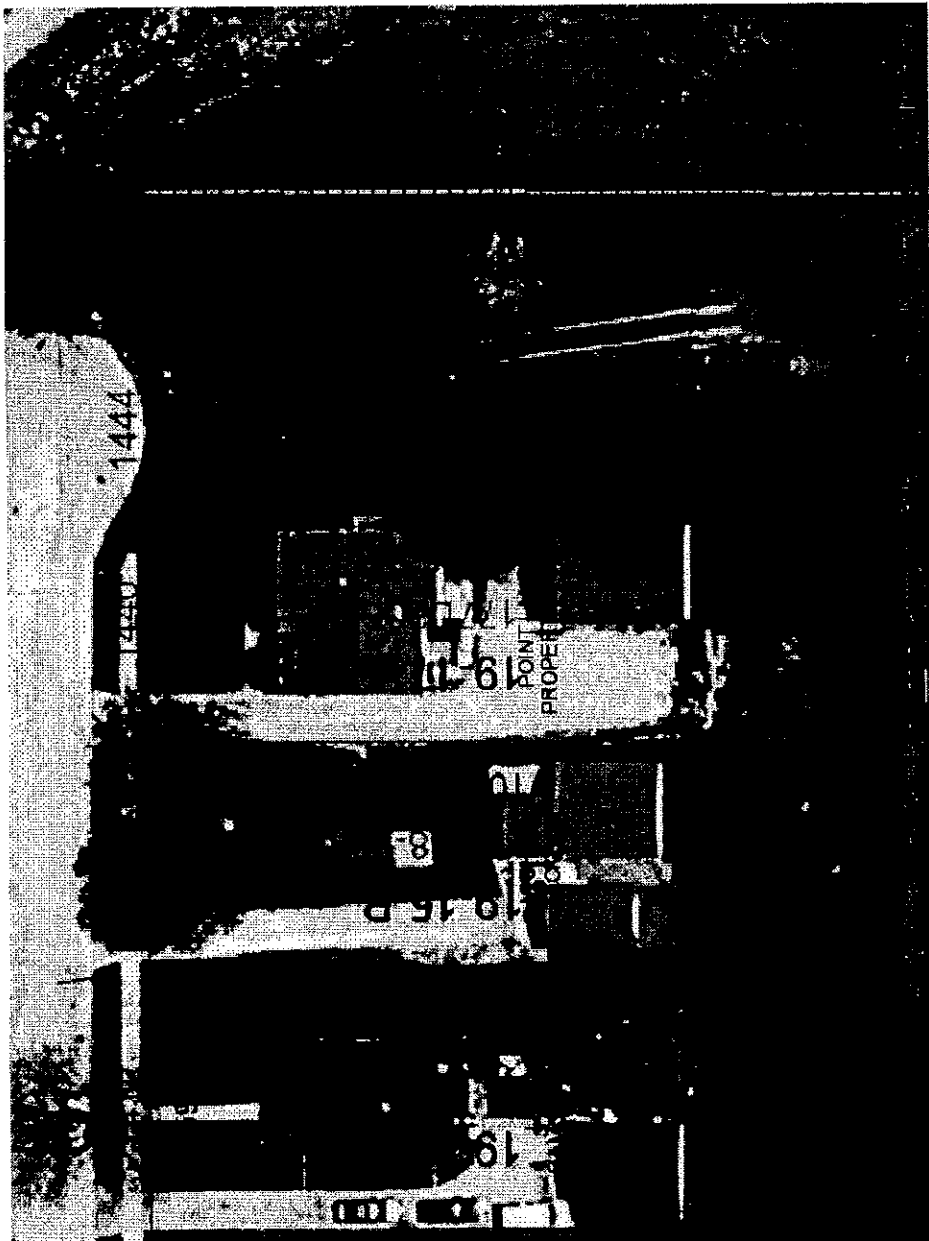
Water Front Type: None	Tax Key Number: 19-17-A	Neighborhood Group: Residential
Acres: 0.222	Zoning: Low Density Resident	Neighborhood: 155
Square Feet: 9649	Has O B I: Yes	Sanitary: Sewer
Depth: 180	Has Residential: Yes	Water: City water
Width: 53	Has Land: Yes	Traffic: Cul de sac
Land Use: Residential	Property Address: 1440 Smith St	Legal Acres: 0.221
County: Brown	Total Improvements: 1	

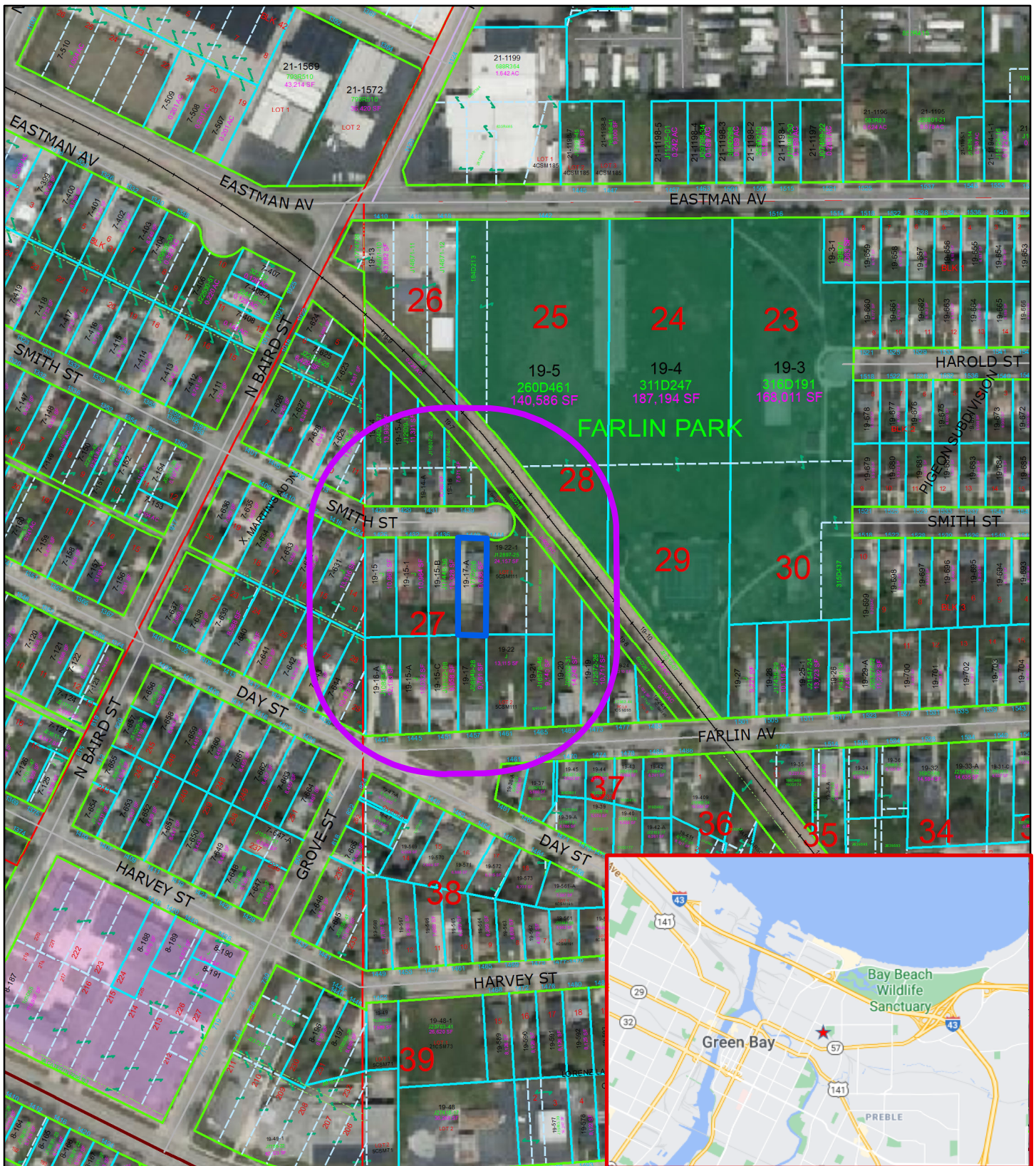
Legal Description

Legal Description: 9,636 SQ FT NEWBERRYS ADD SUBD #1 N 1/2 OF THAT PRT OF LOT 27 DES IN 177 OF DEEDS 206 BCR EX ST & PRT DES IN 242 OF DEEDS 10 BCR



The City of Green Bay is not responsible for the misrepresentation, inaccuracies or unauthorized use of the information presented. If you have a question regarding the validity of your assessment, please use our website to check assessed values on similar properties in your area as compared to your assessment. Quality of construction, age, size, and location are just a few of the benchmarks used for comparison. Our job is to be fair in our assessments. A recent appraisal is only helpful in pointing out other similar properties. As a comparison, you would take those comps, and see what the assessed values are for those properties. Please call our office at 920-448-3066 if you have any questions regarding the value of your property. Remember, we do not set the tax rate and cannot lower your taxes, we can only review your assessment to determine whether or not it is reasonable when compared to the assessed values of similar properties.





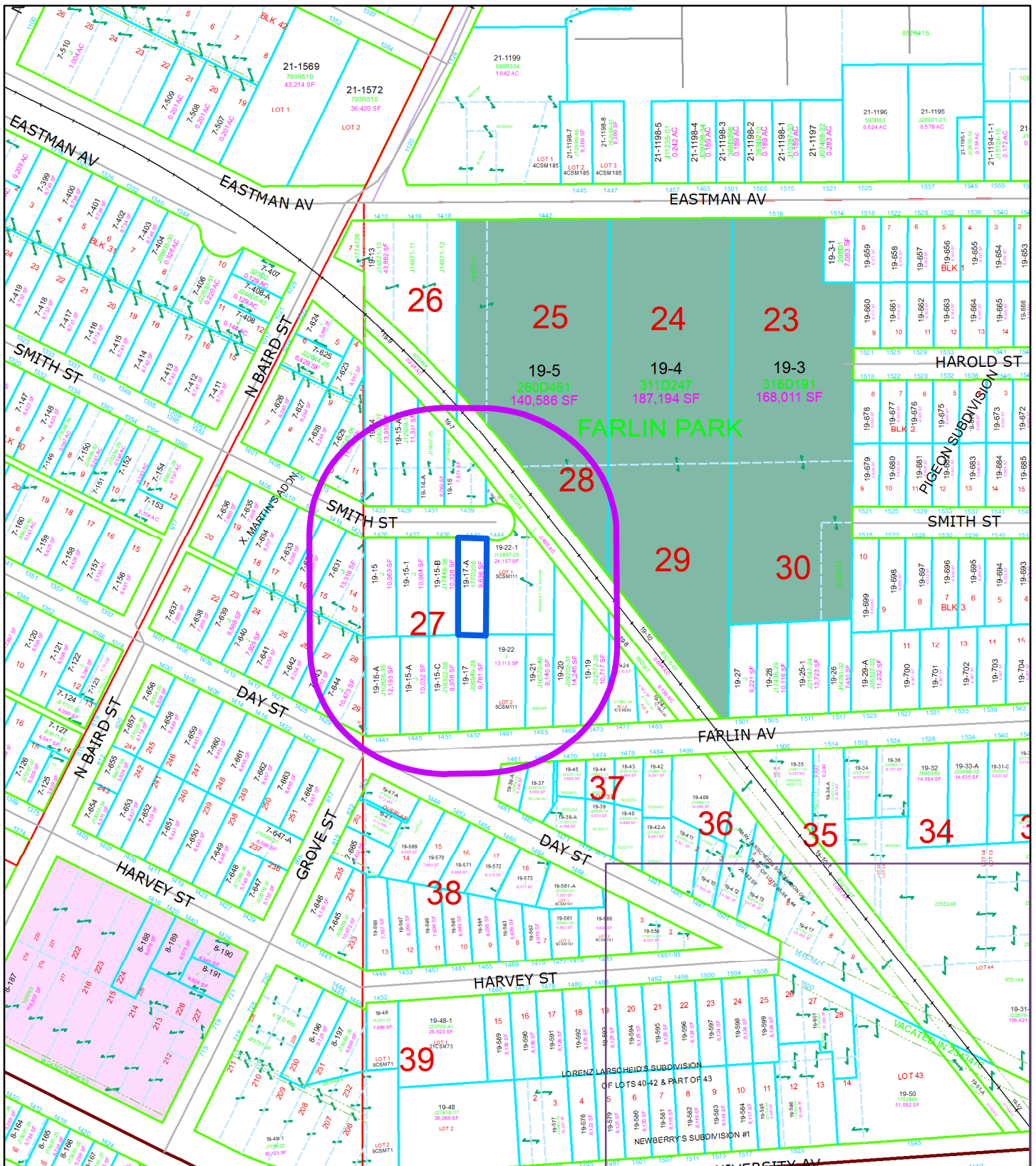
(ZP 21-05) Conditional Use Permit (CUP) 1440 Smith Street

0 70 140 280 Feet

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. MS

Parcel Number:
19-17-A

 Subject Parcel
 Notification Area
200'



(ZP 21-05) Conditional Use Permit (CUP) 1440 Smith Street

0 70 140 280 Feet

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Parcel Number:
19-17-A

- Subject Parcel
- Notification Area 200'

DESCRIPTION OF 1440 SMITH STREET
(TAX PARCEL NUMBER 19-17-A)

The North $\frac{1}{2}$ of the East 53 feet of that part of Lot Twenty-seven (27), lying between the South line of Smith Street and the North line of Farlin Avenue, according to the recorded Plat of Newberry's Addition Subdivision No. 1, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.





Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(ZP 21-07) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street, submitted by Marc Rodriguez, SmitCo Eateries, applicant (Ald. L. Gerlach, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-07 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1979 Main Street
(ZP 21-07)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 12, 2021**, at 6:00 p.m. If you wish to participate in a public hearing, you may access the meeting by the internet or telephone using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZ1FjcmlpWnZIOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Find your local number: <https://us02web.zoom.us/j/kc8xd2MWP>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street, submitted by Marc Rodriguez, SmitCo Eateries, applicant. (Ald. L. Gerlach, District 3)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Department of Community and Economic Development

Attn: Paul Neumeyer

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Paul Neumeyer at (920) 448-3405 or paul.neumeyer@greenbaywi.gov.

Publication Dates: March 29, 2021 and April 5, 2021



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.6

(ZP 21-07) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street, submitted by Marc Rodriguez, SmitCo Eateries, applicant (Ald. L. Gerlach, District 3).

BACKGROUND

Primary Address: 1979 Main Street

Aldersperson/District: Ald. Lynn Gerlach / District 3

Reason for Request: To permit a drive-through restaurant.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1)/Low Density Residential (R1) - Existing restaurant and parking.

NORTH: Low Density Residential (R1) - Single-family homes

SOUTH: General Commercial (C1) - Commercial land uses

EAST: General Commercial (C1) - Commercial land uses

WEST: General Commercial (C1) - Commercial land uses

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Commercial.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The subject property is located along the northeast side of Main Street just west of the intersection of Main Street and East Mason Street. The site has a long history as a restaurant/banquet/supper club use. The parcel contains approximately 45,208 sq. ft. or 1.04 acres and is a flag shaped lot with frontage on Main Street as well as St. Bernard Court.

The parcel has a General Commercial (C1) zoning for a majority of the parcel and a Low Density Residential (R1) portion along St. Bernard Court. There are no immediate plans to adjust the zoning or to redevelop the balance of the property instead, the applicant would like to pursue the Conditional Use Permit (CUP) for the drive-through restaurant. The proposed Popeye's restaurant is similar in design to the existing one constructed along the northeast corner of West Mason Street and Taylor Street constructed last year.

Access would come via an existing drive along Main Street used for the existing restaurant, access is prohibited to St. Bernard Court as the R1 zoning would prevent a commercial driveway. Although not applicable in this case, the proposed site layout does comply with the recently discussed drive-through ordinance modifications.

The Zoning Ordinance Section 12-205(e), establishes seven standards for the Plan Commission to consider when reviewing a conditional use permit:

- The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
- Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
- The conditional use shall have adequate parking facilities as specified in subchapter 13-1700.
- The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable city ordinances.

When considering the request in relation to the standards, Planning staff believes there is possible deficiencies with the second (2), fifth (5) and seventh (7) standard:

Standard 2: The proposed development would disturb approximately 38,000 sq. ft. of the 84,506 total lot square footage. The balance of the property is surfaced parking for the current restaurant and is to be left in-place under this current phase of the project. Included within this remnant area of the site is both C1 zoning on the western half of the parcel and an R1 zoning portion fronting St. Bernard Court. Although this phase of the project retains the entire parcel, the result of the proposed development cuts off access from the Main Street frontage and creates a land-locked portion of land that does not have access, except through St. Bernard Court, a residential street. This portion of property could be considered as a transitional area to the adjoining single-family homes by the possible introduction of a medium density residential development.

Standard 5: Planning staff has concerns regarding sufficient traffic circulation on-site. Although the proposal meets the minimum stacking requirements (3 in advance of menu-board & 3 between menu-board and pick-up window), staff feels there is the potential of back-ups or queuing issues as they would impact the Main Street right-of-way. This is a consideration due to the popularity of Popeye's and their historical issues of traffic congestion on the W. Mason Street frontage road.

The City Traffic Engineer has reviewed the project and has stated a Traffic Impact Analysis (TIA) will be required and is working with the applicant on the scope of that analysis. The initial concerns of the Traffic Engineer are as follows:

- The traffic backups including their impact on our streets and the Main-Mason signalized intersection.
- The operations and safety of ingress and egress movements including from and to the two-way left turn lane on Main Street.
- How all driveways, including those on the west side of Main Street, will be affected by the development's traffic demands.
- The implementation of a successful traffic management plan upon opening that is compliant with applicable ordinances and rules of the road.

Standard 7: The proposed building is 2,602 sq. ft. on 1.94 acres or 84,506.40 sq. ft. The Zoning Code requires a minimum 0.1 coverage and the proposed development would have a F.A.R. of 0.03; F.A.R. is the relationship between the gross building square footage and the lot area. The F.A.R. is used to assure that density is met within commercial districts and optimizes land area for tax base.

The proposed CUP does not conflict with the current and future land uses as reflected in the City's Comprehensive Plan. Staff feels the proposed CUP for a drive-through may be considered appropriate within the Main Street commercial corridor. However, there are unanswered questions regarding the traffic impact and the remnant portion of commercially/residentially zoned property adjoining the northern property line and along St. Bernard Court. Further review of these issues should be considered prior to a recommendation regarding this request.

Ald. Lynn Gerlach and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

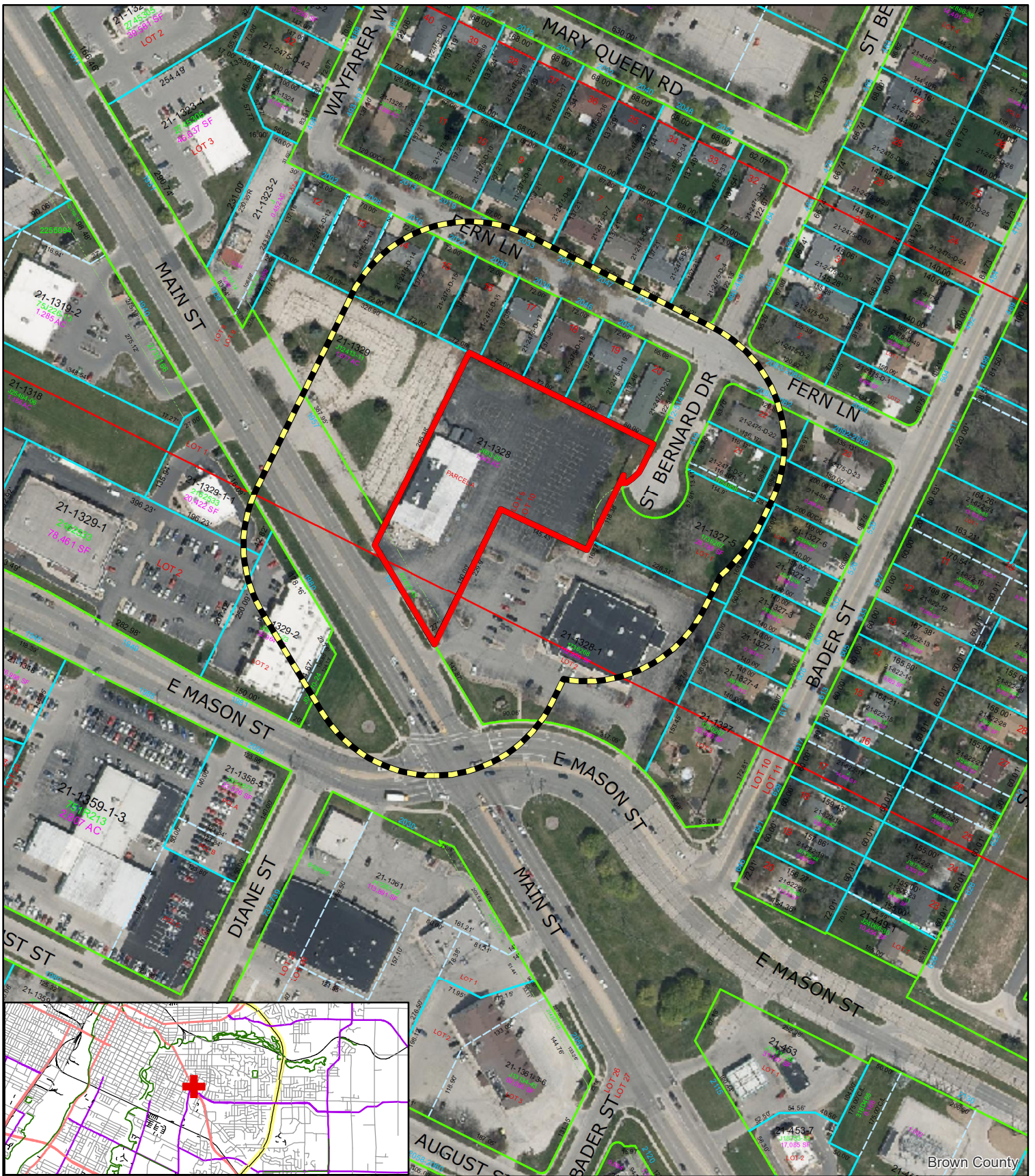
RECOMMENDATION

The request is tabled for further information related to the impact of the Traffic Impact Analysis (TIA) and consideration is given by the applicant regarding the future zoning and land use(s) of the balance of the property.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-07 Prop Letter
2. RE_ 1979 Main Street Redevelopment-Traffic Inquiry
3. Site Plan_Bldg Elevations
4. RE_ Popeye's 1979 Main St - Green Bay



Zoning Petition (ZP 21-07)
Proposed Conditional Use Permit (CUP)
1979 Main Street

- Subject Area
- 200' Property Owner Notice

0 5,000 10,000
 Feet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
 Map prepared by PN

From: [Dave Hansen](#)
To: "Matt Mrochinski"; bsmith@smitcoinc.com
Cc: [Paul Neumeyer](#); [Jason Dave](#); [Ryan Wilgreen](#); [Tom Schermerhorn](#); [James Burkhardt](#)
Subject: RE: 1979 Main Street Redevelopment-Traffic Inquiry
Date: Tuesday, March 23, 2021 3:57:33 PM
Attachments: [image001.png](#)

Matt and Brian,

I'm going to merge two conversations into one. What I stated earlier still holds regarding a traffic study. The study scope would be consistent with the WisDOT TIA process. First, a qualified traffic engineer is proposed by your team and confirmed by DPW. Then the consultant prepares a scoping document outlining their proposed traffic study objectives. The City then reviews and comments on that scoping document.

Once we agree on the scope, then the consultant completes the study which then the conclusions and recommendations are addressed by the appropriate parties. I have found that agreeing on a scope early on saves everyone a lot of time and money in the long run.

My initial concerns at minimum regarding the proposed development are:

1. The traffic backups including their impact on our streets and the Main-Mason signalized intersection,
2. The operations and safety of ingress and egress movements including from and to the two-way left turn lane on Main St,
3. How all driveways including those on the west side of Main St will be affected by the development's traffic demands, and
4. The implementation of a successful traffic management plan upon opening that is compliant with applicable ordinances and rules of the road.

Having a successful traffic impact study in hand can only result in a win-win situation since the city and developer both want safety and efficiency for all road users all while creating a pleasurable experience for their customers that results in a successful business staying in our community for years to come. Not addressing these items can only result in poor performance in one or more of these categories which can lead to undesirable conditions plus the potential of these businesses not surviving the test of time.

I look forward to working with everyone.

David J.A. Hansen, P.E., PTOE

City Traffic Engineer, City of Green Bay | Public Works | Traffic Division | Engineering

(920) 448-3098 | (920) 660-6315

<http://greenbaywi.gov/708/Traffic-Division/> | <https://www.facebook.com/GBDPW>

100 N Jefferson St, Room 300, Green Bay, WI 54301-5026

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From: Matt Mrochinski [mailto:matt.m@ExcelEngineer.com]

Sent: Monday, March 22, 2021 7:35 AM

To: Dave Hansen
Cc: Paul Neumeyer; Jason Daye; Ryan Wilgreen; Tom Schermerhorn; James Burkhardt
Subject: RE: 1979 Main Street Redevelopment-Traffic Inquiry

Good Moring Dave,

I am respectfully following up on the email inquiry below. Please advise on the following:

1. I am aware that Brian Smith, the Popeyes franchisee reached out to you via email last week regarding the proposed redevelopment and the traffic study requirement. Did you have the opportunity to get back to Brian? If so, is a traffic study still required?
2. If a traffic study is still required, please provide study parameters as requested below so we can move forward and advise our client accordingly.

Thank you in advance....we look forward to your reply.

Matt Mrochinski

Project Coordinator

920.322.1593 [direct](#)

From: Matt Mrochinski

Sent: Monday, March 15, 2021 4:49 PM

To: Dave Hansen <Dave.Hansen@greenbaywi.gov>

Cc: Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>; Jason Daye <jason.d@ExcelEngineer.com>; Ryan Wilgreen <ryan.w@ExcelEngineer.com>; Tom Schermerhorn <tom.s@ExcelEngineer.com>; James Burkhardt <james.b@ExcelEngineer.com>

Subject: RE: 1979 Main Street Redevelopment-Traffic Inquiry

Importance: High

Dave,

I'd like to talk to you at your earliest opportunity tomorrow to discuss study parameters. Do you just want the Popeyes' driveway studied, the intersection of Main Street and East Mason Street, both, or other...

Please advise.

Matt Mrochinski

Project Coordinator

920.322.1593 [direct](#)

From: Dave Hansen <Dave.Hansen@greenbaywi.gov>

Sent: Monday, March 15, 2021 2:02 PM

To: Matt Mrochinski <matt.m@ExcelEngineer.com>

Cc: Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>; Jason Daye <jason.d@ExcelEngineer.com>; Ryan Wilgreen <ryan.w@ExcelEngineer.com>; Tom Schermerhorn <tom.s@ExcelEngineer.com>; James Burkhardt <james.b@ExcelEngineer.com>
Subject: RE: 1979 Main Street Redevelopment-Traffic Inquiry

{EXTERNAL EMAIL}

Matt,

Thanks for the information on the proposed development. Based on the high traffic volumes and spillback onto our local system at the Mason-Taylor store location plus given the proximity of the new store relative to one of the busiest signalized intersections within our city, we'd like a traffic impact study (TIA) with a store opening mitigation plan submitted to our department for our review. A TIA scoping document needs to be submitted prior to starting the study so that both parties are on the same page and to minimize any work done on your end. A qualified traffic engineering consultant is required to conduct the study. Please submit resumes and experience in order for us to make a determination on whether the consultant is qualified.

Regards,

David J.A. Hansen, P.E., PTOE
City Traffic Engineer

City of Green Bay | Public Works
Traffic Division | Engineering
100 N Jefferson St, Room 300
Green Bay, WI 54301-5026

g: 920.448.3100
d: 920.448.3098
m: 920.660.6315
f: 920.448.3102
e: dave.hansen@greenbaywi.gov
w: <http://greenbaywi.gov/708/Traffic-Division/>
s: <https://www.facebook.com/GBDPW/>

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From: Matt Mrochinski [<mailto:matt.m@ExcelEngineer.com>]
Sent: Friday, March 12, 2021 11:01 AM
To: Dave Hansen
Cc: Paul Neumeyer; Jason Daye; Ryan Wilgreen; Tom Schermerhorn; James Burkhardt
Subject: RE: 1979 Main Street Redevelopment-Traffic Inquiry

Good Morning Dave,

Respectful of your schedule and workload, I am following up on the email inquiry below. Please review and provide initial/preliminary comments at your earliest opportunity.

Thank you.

Matt Mrochinski
Project Coordinator

920.322.1593 direct

From: Matt Mrochinski

Sent: Tuesday, March 9, 2021 9:53 AM

To: daveha@greenbaywi.gov

Cc: Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>; Matt Mrochinski (<matt.m@ExcelEngineer.com>) <matt.m@ExcelEngineer.com>; Jason Daye <jason.d@ExcelEngineer.com>; Ryan Wilgreen <ryan.w@ExcelEngineer.com>; Tom Schermerhorn <tom.s@ExcelEngineer.com>; James Burkhardt <james.b@ExcelEngineer.com>

Subject: 1979 Main Street Redevelopment-Traffic Inquiry

Good Morning Dave,

Excel is providing architectural and engineering services to SmitCo for redevelopment of the property noted in the subject line of this email. The redevelopment will include rezoning a portion of the property, a land division via CSM, demolition of the existing building and construction of a quick-serve restaurant with drive-through on one of the resulting parcels. Our client does not have immediate plans for the remaining parcel that would be created; I do not know what, if any uses they have in mind or if they would develop it themselves or market it for development. I have corresponded with Paul Neumeyer regarding zoning matters and he thought it best that I reach out to you regarding traffic concerns. For your review and comment I am providing a conceptual site plan (note this is conceptual only and revisions are anticipated).

Please review and reply at your earliest opportunity so we can advise our client accordingly.

Thanks in advance...

Matt Mrochinski

Project Coordinator



Excel Engineering
100 Camelot Drive
Fond du Lac, WI 54935
920.322.1593 direct
www.excelengineer.com

31 10 00 SITE CLEARING (DEMOLITION)

- 31 20 00 EARTH MOVING

- 31 30 00 EROSION CONTROL

- ## DIVISION 32 EXTERIOR IMPROVEMENTS

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

- 32 20 00 CONCRETE AND AGGREGATE BASE

- b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.

1. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 4 INCHES. THE MINIMUM COVER SHALL BE 6 INCHES FOR ALL EXPOSED CONCRETE. THE MINIMUM COVER SHALL BE 4 INCHES FOR ALL CONCRETE UNDER REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR #10 TO #4S, 60 DIAMETERS FOR #7 TO #10 BARS AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH THE REINFORCING STEEL INSTITUTE (RSI) RECOMMENDATIONS. ALL REINFORCING SHALL BE WELDED OR WELDED WIRE FABRIC OR GEESE-AROUND DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185.

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. THE CITY OF GREEN BAY DEPT OF PUBLIC WORKS MUST BE NOTIFIED (3) WORKING DAYS BEFORE THE START OF ANY CITY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. (920) 448-3100.



- [illegible]

- 1 PERMANENT LAWN AREAS** SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 65% KYURUGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.8-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOR SEEDING IN WDRN TECHNICAL STANDARDS 1058 & 1059.
- ALL PERMANENT AND TEMPORARY WATER CONVEYANCE CHANNEL BOTTOMS AND SIDE SLOPES** SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 45% KYURUGRASS BLEEND (0.8-0 LBS./1,000 S.F.), 40% CREEPING REEDGRASS (0.5 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOR SEEDING IN WDRN TECHNICAL STANDARDS 1058 & 1059.
- SEEDING** SHALL BE DONE TO A MINIMUM OF 100% COVER. TOPSOIL SHOULD NOT EXCEED 10 CM. DEPTH. TOPSOIL SHOULD BE PLACED AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOR SEEDING IN WDRN TECHNICAL STANDARDS 1058 & 1059.
- SEEDD LAWN MAINTENANCE:** CONTRACTOR TO PROVIDE MAINTENANCE FOR ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION OF SEED. CONTRACTOR SHALL MAINTAIN FREE OF WEEDS AND UNDESIRABLE PLANTS. CONTRACTOR SHALL FREQUENTLY MOW AND TRIM FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE CATEGORY C.
- E RIP RAP:** ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSISTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATION IS ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON THE #1 FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES.

- EROSION TREATMENT:**
- A. CONTRACTOR TO PROVIDE EROSION CONTROL, MAINTENANCE (NORTH AMERICAN GREEN \$150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES.**
- B. CONTRACTOR TO PROVIDE EROSION CONTROL (NORTH AMERICAN GREEN 1125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED.**
- C. TREES AND SHRUBS:** FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PLUNTING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF PESTS, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUNK INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC PLANTING.
- D. TREE AND SHRUB INSTALLATION:** EXCAVATE CIRCUAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS DEEP AS ROOT BALL DIAMETER. SET TREES AND SHRUBS WITH ROOT BALLS FULLY IN CONTACT WITH SOIL. FIRM SOIL AROUND ROOT BALLS. WATER PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
- E. TREE AND SHRUB MAINTENANCE/WARRANTY:** CONTRACTOR TO PROVIDE MAINTENANCE AND/OR LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED TO PROVIDE SUCCESSFUL PLANT ESTABLISHMENT.
- F. STONE MULCH:** PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
- G. SWALE EROSION TREATMENT:** PROVIDE EROSION CONTROL (NORTH AMERICAN GREEN) OR EQUIVALENT SEPARATE ALL PLANTINGS FROM LAWN AREAS. EDGING TO BE 5'-5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

33 10 00 SITE UTILITIES

- C. CONTRACTOR TO FELD VERIFY EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR PER CDE OR ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- D. MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO-1 OF THE PROPOSED PLANSET.
- E. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF AN APPROXIMATELY 6' VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL, OR AT LEAST 6" BELOW THE SURFACE GRADE. THE CLEANOUT SHALL EXTEND 30" ABOVE THE SURFACE GRADE IN LAWN OR GRASSY AREAS. LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER STANDARD STRUCTURES AND DETAILS.
- F. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO-1 OF THE PROPOSED PLANSET. 6.5 MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
- G. ALL PROPOSED SEWER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO-1 OF THE PROPOSED PLANSET. ALL CONCREE STORM PIPING SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO-1 OF THE PROPOSED PLANSET. ALL PROPOSED STORM PIPE BELOW BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO-1 OF THE PROPOSED PLANSET.
- H. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.1° OF DESIGN INVERT ELEVATIONS ASSUMING PIPE IS PERFECTLY STRAIGHT.
- I. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINING BUILDINGS TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. DOWNSPROUT LOCATIONS SHALL BE VERIFIED WITH ARCHITECTURAL PLANS AND DOCUMENT CORRECTED BEFORE PRIOR TO INSTALLATION. DOWNSPROUT LOCATIONS SHALL BE IDENTIFIED BY MARKERS BUILT INTO THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WHERE THE CONNECTION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- J. TRACER WIRE SHALL BE INSTALLED IN ALL NEW MAINS AND BRANCHES, AND IN ALL OLD MAINS AND BRANCHES OF COPPER COATED STEEL PIPE. PLASTER WIRE MAY BE TAPE TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
- K. ALL MAINS, BRANCHES, AND INSIDE BUILDINGS, STORM, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- L. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

OWNER	CIVIL
SMITCO EATERIES, INC.	EXCEL ENGINEERING
155 E. FANTINEL BLVD. SUITE D	100 CAMELOT DRIVE
SPRINGDALE, AR 72762	FOND DU LAC, WISCONSIN 54935
CONTACT:	CONTACT:
MARC RODRIGUEZ	JASON DAYE
P: (479) 422-6985	P: (920) 926-9800
MRodriguez@smitcoinc.com	F: (920) 926-9801
	JASON.D@excelengineer.com

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Phone: (920) 926-9800
www.EXCELENGINEER.com



1979 MAIN STREET • GREEN BAY, WI 54302



MAR. 22, 2021

JOB NUMBER

2051360

SHEET NUMBER

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cc

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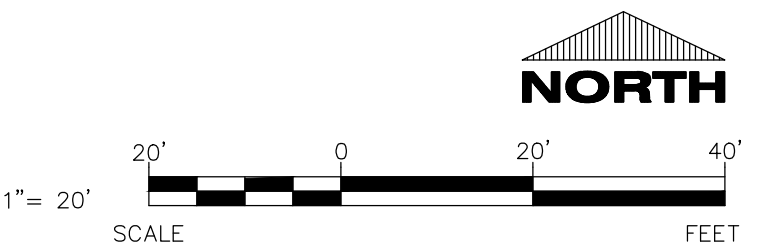
PROPOSED BUILDING FOR:

PRELIMINARY DATES

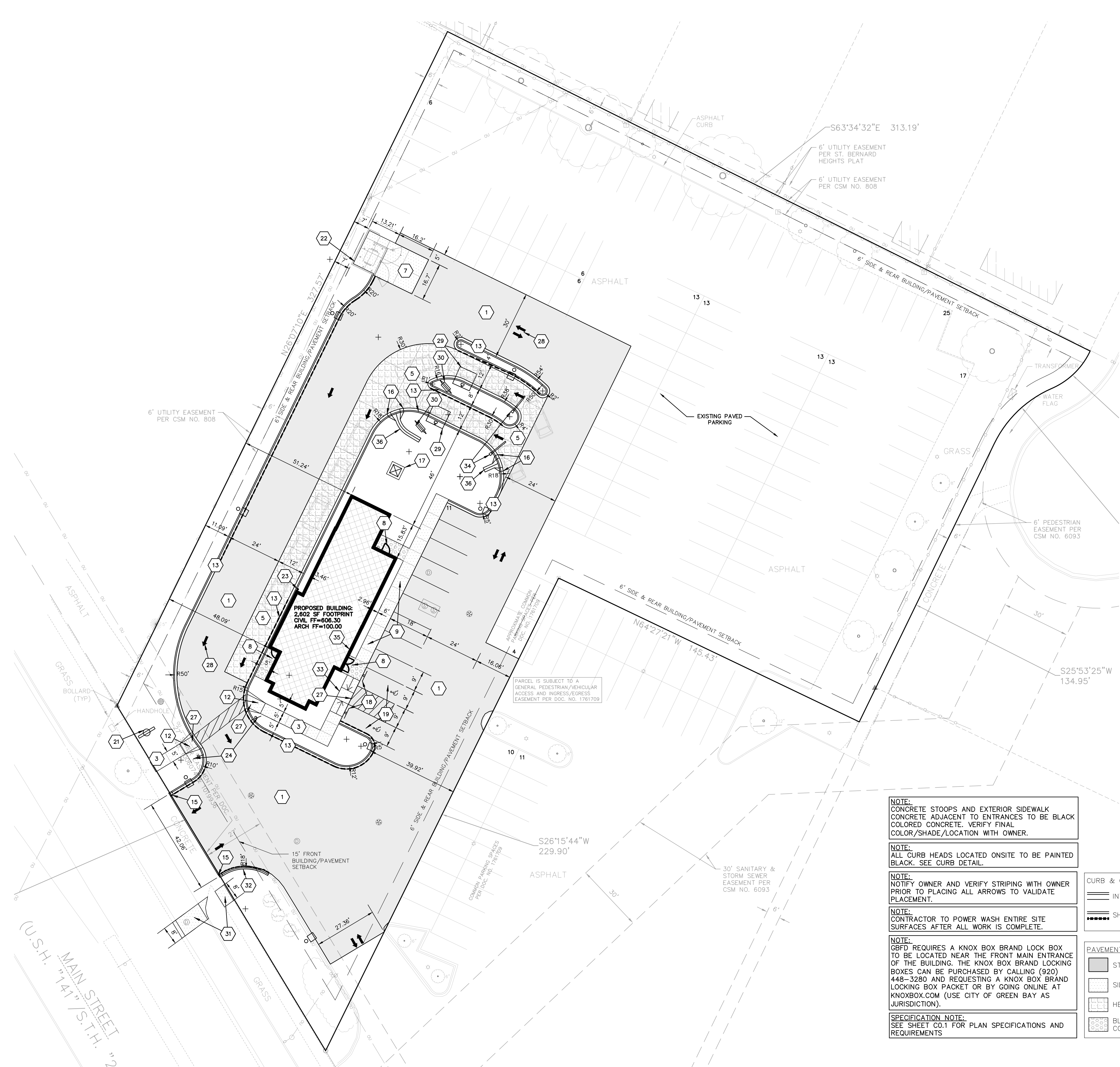
NOT FOR CONSTRUCTION

SHEET NUMBER

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CIVIL EXISTING SITE AND DEMOLITION PLAN



SITE INFORMATION:

PARCEL NUMBER: 21-1328
PROPERTY ADDRESS: 1979 MAIN ST GREEN BAY, WI 54302-3920
PROPERTY AREA: AREA = 83,801 S.F. (1.92 ACRES).
EXISTING ZONING: C1 AND R1
PROPOSED ZONING: C1 AND R1
PROPOSED USE: QUICK-SERVE RESTAURANT W/ DRIVE-THRU
AREA OF SITE DISTURBANCE: 38,776 SF (0.89 AC)
SETBACKS: BUILDING: FRONT (SOUTH) = 15'
SIDE (EAST/WEST) = 6'
REAR (NORTH) = 6'
PAVEMENT: FRONT (SOUTH) = 15'
SIDE (EAST/WEST) = 6'
REAR (NORTH) = 6'
PROPOSED BUILDING HEIGHT: 21' 10" (MAX. HEIGHT ALLOWED: 35')
PARKING REQUIRED: GREATER OF 1 SPACE PER 3 SEATS (20 REQ.) OR 1 SPACE PER 100 SF OF INTERIOR SPACE + 1 SPACE PER 200 SF EXTERIOR SEATING (26 REQ.)
REQUIRED PARKING= 26 SPACES
PARKING PROVIDED: 148 SPACES AVAILABLE FOR CUSTOMER USE (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 2 REQUIRED FOR RESTAURANT USE BASED ON 26 REQ. SPACES
2 PROVIDED
HOURS OF OPERATION: 10:30 AM - 10:00 PM, 7 DAYS PER WEEK
BUILDING OCCUPANCY CLASSIFICATION = ASSEMBLY A2 (RESTAURANT)
CLASS OF BUILDING CONSTRUCTION = VB

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.92	83,801	
BUILDING FLOOR AREA	0.23	10,000	11.9%
PAVEMENT (ASP. & CONC.)	1.46	63,523	75.8%
TOTAL IMPERVIOUS	1.69	73,523	87.7%
LANDSCAPE/ OPEN SPACE	0.24	10,278	12.3%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.92	83,801	
BUILDING FLOOR AREA	0.06	2,602	3.1%
PAVEMENT (ASP. & CONC.)	1.47	63,870	76.2%
TOTAL IMPERVIOUS	1.53	66,472	79.3%
LANDSCAPE/ OPEN SPACE	0.40	17,329	20.7%

SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 5 HEAVY DUTY/DRIVE THRU CONCRETE (TYP.)
- 7 DUMPSTER PAD/APRON CONCRETE (TYP.)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 RAISED WALK (TYP.)
- 12 CURB RAMP (TYP.)
- 13 18" CURB & GUTTER (TYP.)
- 15 CURB TAPER (TYP.)
- 16 CURB CUT (TYP.)
- 17 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 18 HANDICAP SIGN (TYP.)
- 19 HANDICAP STALL & STRIPING PER STATE CODES.
- 21 PROPOSED PYLON SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 22 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 23 6" CONCRETE BOLLARDS (SEE DETAIL ON C2.0)
- 24 EXIT ONLY/DO NOT ENTER SIGN (TYP.)
- 27 DETECTABLE WARNING PLATE
- 28 TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
- 29 MENUBOARD CANOPY, SPEAKER POST AND OCB (TYP.)
- 30 MENUBOARD (TYP.) SEE ELECTRICAL PLANS FOR REQUIRED CONDUITS.
- 31 REPLACE CONCRETE PAVEMENT AND CONCRETE CURB AND GUTTER PER CITY OF GREEN BAY STANDARDS AS NEEDED FOR NEW STORM LINE CONNECTION.
- 32 REPLACE CONCRETE CURB AND GUTTER TO MATCH EXISTING.
- 33 ADA SIDEWALK RAMP W/ DETECTIBLE WARNING PLATE (TYP.)
- 34 CLEARANCE POLE (TYP.) SIGN FOOTING TO BE INTEGRAL TO SIDEWALK
- 35 KNOX BOX. SEE NOTE. COORDINATE W/ LOCAL FIRE DEPARTMENT AS NEEDED.
- 36 CONCRETE FLUME (SEE DETAIL ON C2.0)

CURB & GUTTER MARKING KEY:

INVERTED CURB & GUTTER

SHEDDING CURB & GUTTER

PAVEMENT HATCH KEY:

STANDARD ASPHALT

SIDEWALK CONCRETE

HEAVY DUTY CONCRETE

BLACK COLORED CONCRETE

NOTE:
CONCRETE STOOPS AND EXTERIOR SIDEWALK CONCRETE ADJACENT TO ENTRANCES TO BE BLACK COLORED CONCRETE. VERIFY FINAL COLOR/SHADE/LOCATION WITH OWNER.

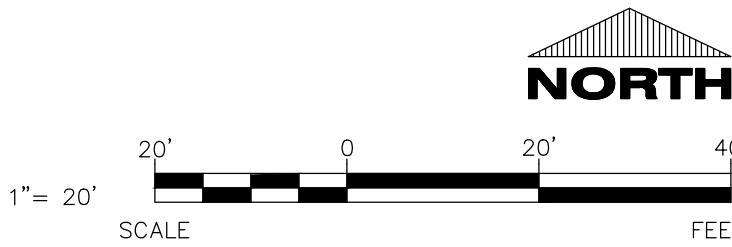
NOTE:
ALL CURB HEADS LOCATED ONSITE TO BE PAINTED BLACK. SEE CURB DETAIL.

NOTE:
NOTIFY OWNER AND VERIFY STRIPING WITH OWNER PRIOR TO PLACING ALL ARROWS TO VALIDATE PLACEMENT.

NOTE:
CONTRACTOR TO POWER WASH ENTIRE SITE SURFACES AFTER ALL WORK IS COMPLETE.

NOTE:
GBFD REQUIRES A KNOX BOX BRAND LOCK BOX TO BE LOCATED NEAR THE FRONT MAIN ENTRANCE OF THE BUILDING. THE KNOX BOX BRAND LOCKING BOXES CAN BE PURCHASED BY CALLING (920) 448-3280 AND REQUESTING A KNOX BOX BRAND LOCKING BOX PACKET OR BY GOING ONLINE AT KNOXBOX.COM (USE CITY OF GREEN BAY AS JURISDICTION).

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



PROJECT INFORMATION

PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
1979 MAIN STREET • GREEN BAY, WI 54302

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 4, 2021
MAR. 9, 2021
MAR. 16, 2021
MAR. 22, 2021

JOB NUMBER

2051360

SHEET NUMBER

C1.1

SPECIFICATIONS:

DIVISION 7: THERMAL AND MOISTURE PROTECTION

GENERAL SECTION 7C: SHEET METAL WORK

1. SCOPE: FURNISH AND INSTALL GRAVEL STOPS, FLASHING, PARAPET CAP, DOWNSPOUTS, AND GUTTERS.
- A. ROOFING MEMBRANE FLASHING IS INCLUDED IN SECTION 7B: MEMBRANE ROOFING.
- MATERIALS
1. MATERIALS SHEET METAL: .032 ALUMINUM.
2. NAIL FASTENERS: 1 3/4" X 11 GAUGE GALVANIZED, STAINLESS STEEL OR ALUMINUM ROOFING NAILS MAY BE USED FOR FASTENERS INTO WOOD WHEN CONCEALED ONLY.
3. WASHERS: NEOPRENE
4. SCREW FASTENERS: CORROSION-RESISTANT, SELF-TAPPING, HEX HEAD SCREW, 1/4" MINIMUM DIAMETER WITH SUFFICIENT LENGTH TO PENETRATE 1" MINIMUM INTO WOOD OR 1/2" MINIMUM INTO STEEL. PROVIDE NEOPRENE SEALING WASHER FOR EXPOSED FASTENING.
- PERFORMANCE
1. INSTALLATION: EXPOSED FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS. VERIFY WITH POPEYES' CONSTRUCTION MANAGER.

- SECTION 7D: STANDING SEAM CANOPY
- PART 1 - GENERAL
- 1.0 SUBMITTALS
- A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA, QUALITY ASSURANCE
- A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- WARRANTY
- METAL ROOF SYSTEM MANUFACTURER, UPON FINAL ACCEPTANCE FOR PROJECT, FURNISH A WARRANTY COVERING BARE METAL AGAINST RUPTURE, STRUCTURAL FAILURE AND PERFORATION DUE TO NORMAL ATMOSPHERIC CORROSION EXPOSURE FOR A PERIOD OF 20 YEARS.
- PART 2 - PRODUCTS (UC-4 SERIES, AS MANUFACTURED AND SPECIFIED BY UNA-CLAD, METAL ROOF SYSTEMS.)
- 2.0 MATERIALS
- A. METAL ROOF SYSTEM PROFILE:
1. UC-4 "NO CLIP", 1 1/2" HIGH BATTENS X 12" RIB TO RIB. (SMALL BATTEN-5B)
2. CONCEALED FASTENER
- B. GAUGE:
1. .026 GAUGE - STEEL
- C. TEXTURE:
1. SMOOTH.
- D. FINISH:
1. PREMIUM FLUOROCARBON COATING PRODUCED WITH KYNAR 500 OR HYLAR 5000 RESIN (20 YEAR WARRANTY.)
- E. MANUFACTURER:
1. UNA-CLAD OR EQUAL.

- PART 3 - EXECUTION
- 3.0 INSTALLATION
- A. COMPLY WITH SMCNA SHEET METAL MANUAL RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO ENSURE WEATHERTIGHT PERFORMANCE.
- B. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND INWARD AND OUTWARD LOADS.
- C. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

- DIVISION 9: FINISHES
- SECTION 9G: EIFS
- PART 1 GENERAL
- 1.01 DESCRIPTION
- A. DESIGN REQUIREMENTS: THE STRUCTURAL WALL SYSTEM TO WHICH THE EIFS IS ATTACHED SHALL MEET L/240 MAXIMUM ALLOWABLE DEFLECTION CRITERIA AND APPLICABLE BUILDING CODE REQUIREMENTS.
- 1.02 SUBMITTALS
- A. SUBMIT SAMPLES FOR APPROVAL AS DIRECTED BY OWNER.
- 1.03 DELIVERY, STORAGE AND HANDLING
- A. ALL EIFS MATERIALS SHALL BE DELIVERED IN THEIR ORIGINAL SEALED CONTAINERS BEARING MANUFACTURER'S NAME AND IDENTIFICATION OF PRODUCT WITH WRITTEN APPLICATION INSTRUCTIONS AND APPROPRIATE HEALTH, HAZARD, AND SAFETY DATA.
- B. ALL EIFS READY-MIXED MATERIALS SHALL BE PROTECTED FROM EXTREME HEAT, SUN AND FROST. FACTORY PROPORTIONED BAGGED MATERIALS SHALL BE STORED OFF THE GROUND AND PROTECTED FROM MOISTURE.
- 1.04 JOB CONDITIONS
- A. ALL EIFS MATERIALS SHALL NEVER BE APPLIED IF AMBIENT AND SURFACE TEMPERATURES CANNOT BE KEPT ABOVE 40° F DURING APPLICATION AND DRYING PERIOD. FOR INSTALLATION IN TEMPERATURES LESS THAN 40° F SUPPLEMENTARY HEAT SHALL BE PROVIDED. THE INSTALLED EIFS MATERIALS SHALL BE PROTECTED FROM EXPOSURE TO RAIN AND FREEZING UNTIL DRY.
- 1.11 WARRANTY
- A. PROVIDE MANUFACTURER'S STANDARD LABOR AND MATERIAL WARRANTY.

- PART 2 PRODUCTS
- 2.01 MANUFACTURERS
- A. DRYVIT SYSTEMS, INC.
- 2.02 ADHESIVES
- A. DISPERSION ADHESIVE - NONCEMENTITIOUS, ACRYLIC BASED ADHESIVE.
- 2.03 INSULATION BOARD
- A. NOMINAL 1.0 lb/cubic feet (16 kg/cubic meter) EXPANDED POLYSTYRENE (EPS) INSULATION BOARD IN COMPLIANCE WITH ASTM C 578 TYPE I REQUIREMENTS, AND EIMA GUIDELINE SPECIFICATION FOR EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
- 2.04 BASECOAT
- A. ONE-COMPONENT POLYMER MODIFIED CEMENTITIOUS BASE COAT WITH FIBER REINFORCEMENT AND LESS THAN 33% PORTLAND CEMENT CONTENT BY WEIGHT.
- 2.05 REINFORCING MESHES
- A. STANDARD MESH
1. MESH - NOMINAL 4.5 oz/sq.yd. (163 g/sq. meter), SYMMETRICAL, INTERLOCK OPEN-WEAVE GLASS FIBER FABRIC MADE WITH MINIMUM 25 PERCENT BY WEIGHT ALKALINE RESISTANT COATINGS FOR COMPATIBILITY WITH DRYVIT MATERIALS.
- B. HIGH IMPACT MESH
1. INTERMEDIATE MESH (MESH C) - NOMINAL 11.0 oz/sq.yd. HIGH IMPACT, INTERWOVEN, OPEN WEAVE GLASS FIBER FABRIC WITH ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH DRYVIT MATERIALS.
- 2.06 PRIMER
- A. PRIMER
- ACRYLIC BASED PRIMER (FOR ACRYLIC BASED FINISHES)

- 2.07 FINISH COAT
- A. ACRYLIC BASED TEXTURED WALL COATING. SEE E.L.F.S. FORMULAS FOR FINISH COLOR.
- 2.08 JOB MIXED INGREDIENTS
- A. PORTLAND CEMENT: ASTM C 150, TYPE I.
- B. WATER: CLEAN AND POTABLE.

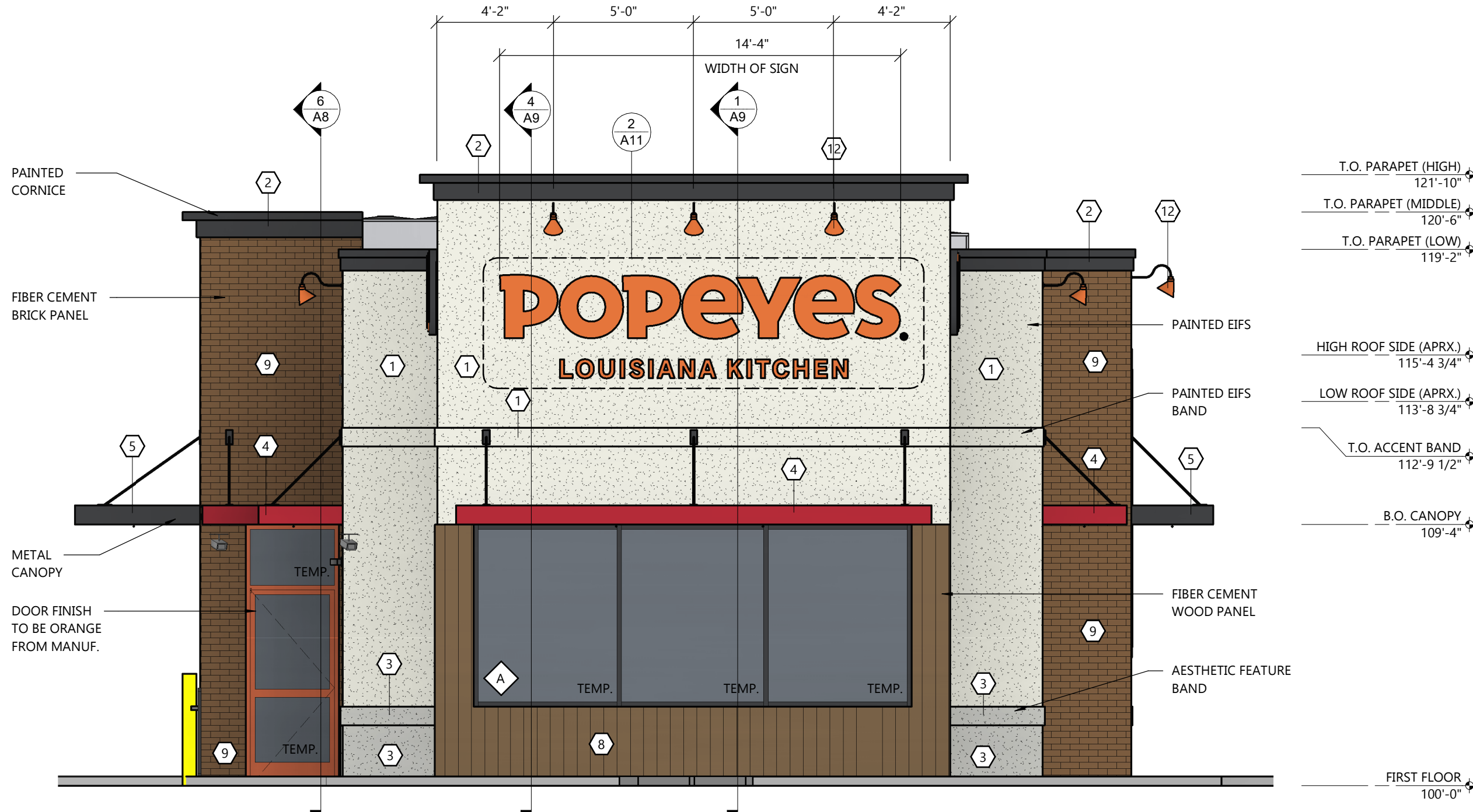
- PART 3 EXECUTION
- A. UNDER NO CIRCUMSTANCES SHALL ANY OF THE PRODUCTS BE ALTERED BY ADDING ANY ADDITIVES, EXCEPT FOR SMALL AMOUNTS OF CLEAN WATER AS DIRECTED ON LABEL. ANTIFREEZE, ACCELERATORS, RAPID BINDERS, ETC. ARE FORBIDDEN.
- B. THE SURFACE TO RECEIVE THE EIFS SHALL BE STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF WARPAGE, RESIDUAL MOISTURE OR DAMAGE FROM MOISTURE. SURFACES SHALL BE UNIFORM, WITH NO IRREGULARITIES GREATER THAN 1/8" in 4'-0". SURFACES SHALL BE INSPECTED FOR COMPLIANCE WITH THE FOLLOWING REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS.
1. PLYWOOD SHEATHING SHALL MEET A.P.A. (AMERICAN PLYWOOD ASSOCIATION) REQUIREMENTS FOR EXTERIOR OR EXPOSURE 1 CLASSIFICATION. APA DESIGN AND CONSTRUCTION GUIDELINES SHALL BE FOLLOWED FOR STORAGE, HANDLING AND INSTALLATION. MANUFACTURER'S PUBLISHED RECOMMENDATIONS SHALL BE FOLLOWED FOR SHALL BE FOLLOWED FOR STORAGE, HANDLING, STORAGE, HANDLING, INSTALLATION AND PROTECTION. ANY SHEATHING NOT IN COMPLIANCE SHALL BE REPLACED TO CONFORM WITH SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS.
2. CONCRETE, MASONRY OR PLASTER SURFACES SHALL BE PROPERLY CURED AND FREE OF DIRT, DUST, OIL, GREASE, MILDEW, FUNGUS, LATENCY, PAINT, EFFLORESCENCE AND ANY OTHER CONTAMINANT. ANY SURFACES NOT IN COMPLIANCE SHALL BE CORRECTED PER MANUFACT. RECOMMENDATIONS PRIOR TO INSTALLATION OF THE EIFS.
- C. AFTER SATISFACTORY INSPECTION OF SURFACES AND CORRECTION OF ANY DEVIATIONS FROM SPECIFICATION REQUIREMENTS, THE EIFS INSTALLATION MAY BEGIN PER MANUFACTURER'S INSTRUCTIONS.
- D. THE STARTER STRIP OF MESH SHALL BE WIDE ENOUGH TO ADHERE 4" OF MESH ONTO THE WALL. BE ABLE TO WRAP AROUND THE BOARD EDGE AND COVER APPROXIMATELY 4" ON THE OUTSIDE SURFACE OF THE BOARD. THIS "BACKWRAP" PROCEDURE SHALL BE FOLLOWED AT ALL EXPOSED BOARD EDGES IN ACCORDANCE WITH DETAILS (EXAMPLE-WINDOW AND DOOR HEADS AND JAMBS). ALL AREAS WHERE THE EIFS MEETS DISSIMILAR MATERIAL OR TERMINATES (FOR EXAMPLE, WINDOW AND DOOR FRAMES) SHALL HAVE THE INSULATION BOARD CUT BACK FROM THE ADJOINING MATERIAL A MINIMUM OF 1/4" TO FORM AN ISOLATION JOINT.
- E. APPLY THE ADHESIVE TO THE BACK OF THE INSULATION BOARD. STAGGER VERTICAL JOINTS AND INTERLOCK BOARDS AT ALL INSIDE AND OUTSIDE CORNERS. APPLY FIRM PRESSURE OVER ENTIRE SURFACE OF THE BOARDS TO INSURE UNIFORM CONTACT. BOARDS SHALL BRIDGE SHEATHING JOINTS BY A MINIMUM OF 8". ALL BOARD JOINTS SHALL BE BUTTED TIGHTLY TOGETHER TO ELIMINATE ANY THERMAL BREAKS IN THE EIFS. CARE MUST BE TAKEN TO PREVENT ANY ADHESIVE FROM GETTING BETWEEN THE JOINTS OF THE BOARDS. ALL OPEN JOINTS IN THE INSULATION BOARD LAYER SHALL BE FILLED WITH SLIVERS OF INSULATION OR AN APPROVED SPRAY FOAM.
- F. NAILS, SCREWS, OR ANY OTHER TYPE OF NONTHERMAL MECHANICAL FASTENER SHALL NOT BE USED.
- G. EXPANSION JOINTS ARE REQUIRED IN THE EIFS WHERE THEY EXIST IN THE SUBSTRATE. WHERE THE EIFS ADJOINS DISSIMILAR CONSTRUCTION, AND AT FLOOR LINES IN MULTILEVEL WOOD FRAME CONSTRUCTION, THE EIFS SHALL TERMINATE AT THE EXPANSION JOINT TO PROVIDE APPROPRIATE JOINT SIZE (SEE DETAILS) AND ALL BOARD EDGES SHALL BE COATED WITH APPROPRIATE GROUND COAT AND MESH IN ACCORDANCE WITH STANDARD "BACKWRAPPING" PROCEDURE. APPROPRIATE SEALANT/PRIMER AND BACKER SHALL BE INSTALLED AFTER GROUND COAT IS FULLY DRY TO PREVENT ANY WATER FORM GETTING INTO OR BEHIND THE SYSTEM.
- H. USE OF PLASTIC OR METAL CORNER BEADS, STOPBEADS, ETC., IS FORBIDDEN.
- I. APPLY APPROPRIATE GROUND COAT OVER THE INSULATION BOARD WITH PROPER SPRAY EQUIPMENT OR A STAINLESS STEEL TROWEL TO A UNIFORM THICKNESS OF APPROXIMATELY 1/16". WORK HORIZONTALLY OR VERTICALLY IN STRIPS OF 40", AND IMMEDIATELY EMBED STANDARD REINFORCING MESH INTO THE WET GROUND COAT. THE MESH SHALL BE DOUBLE WRAPPED AT ALL CORNERS AND OVERLAPPED NOT LESS THAN 2-1/2" AT MESH JOINTS. AVOID WRINKLES IN THE MESH. THE FINISH THICKNESS OF THE GROUND COAT SHALL BE SUCH THAT THE MESH IS FULLY EMBEDDED. ALLOW GROUND COAT TO THOROUGHLY DRY BEFORE APPLYING PRIMER OR FINISH.
- J. DUPLICATE INSTALLATION PROCESS NOTED IN 3.01 M USING STANDARD MESH CREATING SECOND MESH LAYER AND ADDITIONAL IMPACT RESISTANCE. ALLOW TO DRY BEFORE APPLICATION OF EITHER STO PRIMER (OPTIONAL) OR STO FINISH.
- K. IF A PRIMER IS USED, APPLY WITH BRUSH, ROLLER OR PROPER SPRAY EQUIPMENT OVER CLEAN, DRY GROUND COAT AND ALLOW TO DRY THOROUGHLY BEFORE APPLYING FINISH. P. APPLY FINISH DIRECTLY OVER THE GROUND COAT OR PRIMED GROUND COAT ONLY AFTER THE GROUND COAT/PRIMER HAS THOROUGHLY DRIED. THE FINISH SHALL BE APPLIED BY SPRAYING, ROLLING OR TROWELING WITH A STAINLESS STEEL TROWEL, DEPENDING ON FINISH SPECIFIED. GENERAL RULES FOR APPLICATION OF FINISHES ARE AS FOLLOWS:

1. USE A CLEAN, RUST-FREE, HIGH-SPEED MIXER TO THOROUGHLY STR THE FINISH TO A UNIFORM CONSISTENCY (SMALL AMOUNTS OF CLEAN WATER MAY BE ADDED TO AID WORKABILITY).
2. AVOID APPLICATION IN DIRECT SUNLIGHT.
3. APPLY FINISH IN A CONTINUOUS APPLICATION, ALWAYS WORKING TO A WET EDGE.
4. WEATHER CONDITIONS AFFECT APPLICATION AND DRYING TIME. HOT OR DRY CONDITIONS LIMIT WORKING TIME AND ACCELERATE DRYING AND MAY REQUIRE ADJUSTMENTS IN THE SCHEDULING OF WORK TO ACHIEVE DESIRED RESULTS; COOL OR DAMP CONDITIONS EXTEND WORKING TIME AND RETARD DRYING AND MAY REQUIRE ADDED MEASURES OF PROTECTION AGAINST WIND, DUST, DIRT, RAIN AND FREEZING.
5. AESTHETIC "U"-GROOVES MAY BE DESIGNED INTO THE SYSTEM. (A MINIMUM OF 3/4" INSULATION BOARD MUST BE LEFT AFTER ANY GROOVES ARE CUT).
6. "R" (RILLED TEXTURE) FINISHES MUST BE FLOATED WITH A PLASTIC TROWEL TO ACHIEVE THEIR RILLED TEXTURE.
7. AVOID INSTALLING SEPARATE BATCHES OF FINISH SIDE-BY-SIDE.
8. APPLY FINISH COLOR TO EIFS MIX AND APPLY TO WALL COLOR TO MATCH EXTERIOR FINISH SCHEDULE COLORS.

- L. EXTERIOR INSULATION AND FINISH TEXTURE SYSTEM: APPLY HIGH IMPACT SYSTEM ADJACENT TO DOORS FOR ADDITIONAL IMPACT RESISTANCE, USING INTERMEDIATE MESH. USE THE STANDARD SYSTEM SPECIFICATIONS AT ALL OTHER LOCATIONS.

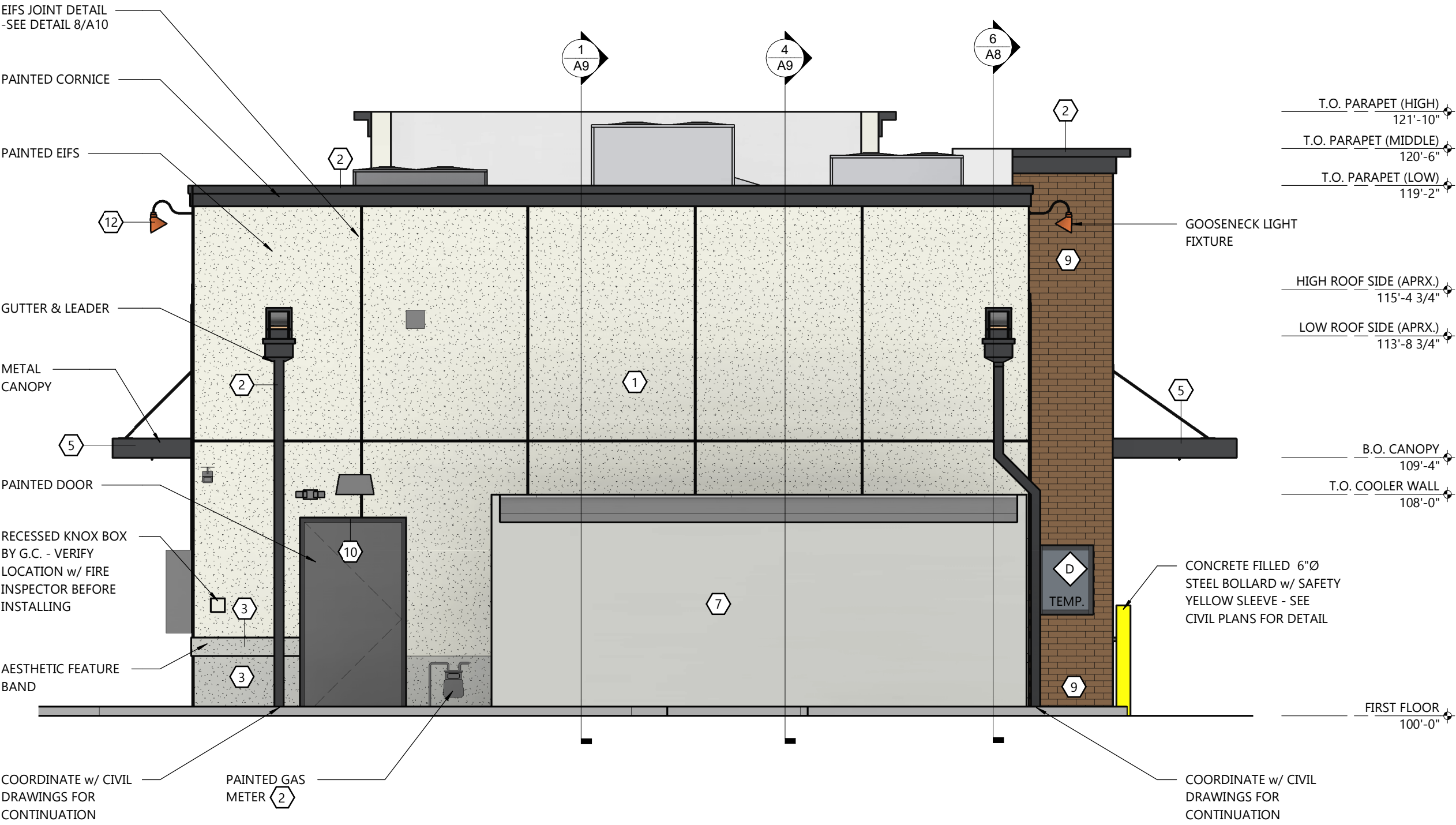
- FRAMING
- SUBSTRATE
- CODE APPROVED WATER RESISTIVE BARRIER, BY OTHERS
- DRYVIT APPROVED WASHER WITH CORROSION RESISTANT FASTENER
- DRYVIT DRAINAGE MAT
- EPS INSULATION BOARD
- DRYVIT GENESIS_g BASE COAT
- DRYVIT REINFORCING MESH
- DRYVIT GENESIS_g BASE COAT
- DRYVIT FINISH

- 2.06 PRIMER
- A. PRIMER
- ACRYLIC BASED PRIMER (FOR ACRYLIC BASED FINISHES)



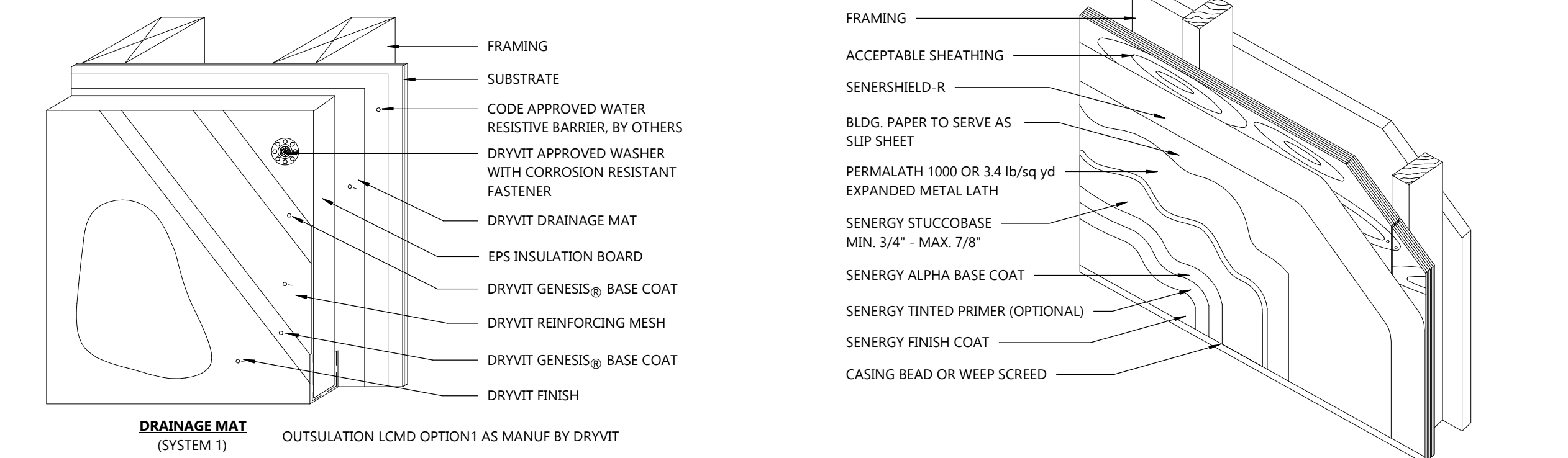
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



TYP. EIFS DETAIL

NOT TO SCALE

TYP. STUCCO DETAIL (ALT.)

NOT TO SCALE

EXTERIOR MATERIALS & FINISH SCHEDULE

BENJAMIN MOORE CONTACT:
CONTACT: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE
PHONE: (800) 344-0400 EXT. 5240
EMAIL: rodger.lippman@benjaminmoore.com

1	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM BENJAMIN MOORE "WHITE" OC-125 MOONLIGHT WHITE
2	PARAPET TRIM BENJAMIN MOORE "BLACK" 2120-20 BLACK IRON
3	WAINSCOT ACCENT TRIM & BELOW BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY
4	ALUMINUM ACCENT BAND & CANOPY BENJAMIN MOORE "RED" 2086-10 EXOTIC RED
5	DRIVE THRU WINDOW CANOPY PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER 866-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC 866-660 EGGSHLL FACTORY FINISH BLACK
6	DUMPSTER GATES PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER 866-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC 866-600 GLOSS FACTORY FINISH BLACK
7	FREEZER/COOLER WALLS & DUMPSTER WALLS BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY (VERIFY W/ OWNER)
8	EXTERIOR WALLS @ FREEZER/COOLER NICHHA VINTAGE WOOD CEDAR
9	EXTERIOR TOWERS NICHHA VINTAGE BRICK ALEXANDRIA BUFF
10	EXTERIOR DOOR BENJAMIN MOORE "DARK GRAY" 2133-20 BLACK JACK
11	BENJAMIN MOORE "TEAL" OC-669 OCEANIC TEAL
12	SHERWIN WILLIAMS "ORANGE" SW 6886 INVIGORATE
	ALL EXTERIOR WALLS BENJAMIN MOORE - 2 COATS ON FULL FACADE SURFACE ALIPHATIC ACRYLIC URETHANE - CLEAR GLOSS ANTI-GRAFFITI PAINT M74-00 / M75

SIGN MANUFACTURERS

A. AAA	LINDSEY OLIVER:
a. CONTACT:	(337) 233-5686X3012
b. PHONE:	LINDSEY@AAASIGNS.COM
c. EMAIL:	
B. ALLEN INDUSTRIES	DAVID SIMMONS
a. CONTACT:	(336) 615-8731
b. PHONE:	DAVID.SIMMONS@ALLENINDUSTRIES.COM
c. EMAIL:	
C. ENTERA	JASON BRAGG
a. CONTACT:	(850) 392-0801
b. PHONE:	JASON.BRAGG@ENTERABRANDING.COM
c. EMAIL:	
D. LOREN SIGNS	DAVE PALMGREN
a. CONTACT:	(562) 309-5680
b. PHONE:	DAVE.P@LORENSIGNS.COM
c. EMAIL:	
• WARRANTY	
d. CONTACT:	DAN LORENZON
e. PHONE:	(562) 946-7545
f. EMAIL:	DAN.L@LORENSIGNS.COM
E. SIGN RESOURCE	JEFF OGLE
a. CONTACT:	(323) 319-1635/CELL (865) 771-5676
b. PHONE:	JOGL@SIGNRESOURCE.COM
c. EMAIL:	

EXTERIOR FINISH NOTES

STO COLORS

NA10-0016 - DELIGHTFUL GOLDEN
NA01-0061 - EXOTIC RED
NA10-0017 - MOCHA BROWN
DRYVIT COLORS
POPE051020 - DELIGHTFUL GOLDEN
POPE021028S - EXOTIC RED
POPE031020S - MOCHA BROWN

E.L.F.S. WALL TEXTURE FINISH

Manuf.	Texture
STO	QTO ESSENCE SWIRL
DRYVIT	QUARTZ PUTZ

FINISH NOTES

THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:

* STANDING SEAM ROOF
* BALCONY RAILING
* CLEARANCE BAR
* MENU CANOPY
* GUARD RAIL
* AWNINGS
* SHUTTERS
* DUMPSTER GATES
* INTERIOR LADDER

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COLLABORATION

LOUISIANA KITCHEN

PROJECT INFORMATION

PROPOSED BUILDING FOR:

POPEYES LOUISIANA KITCHEN

1979 MAIN STREET • GREEN BAY, WI 54302

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE MAR. 12, 2021

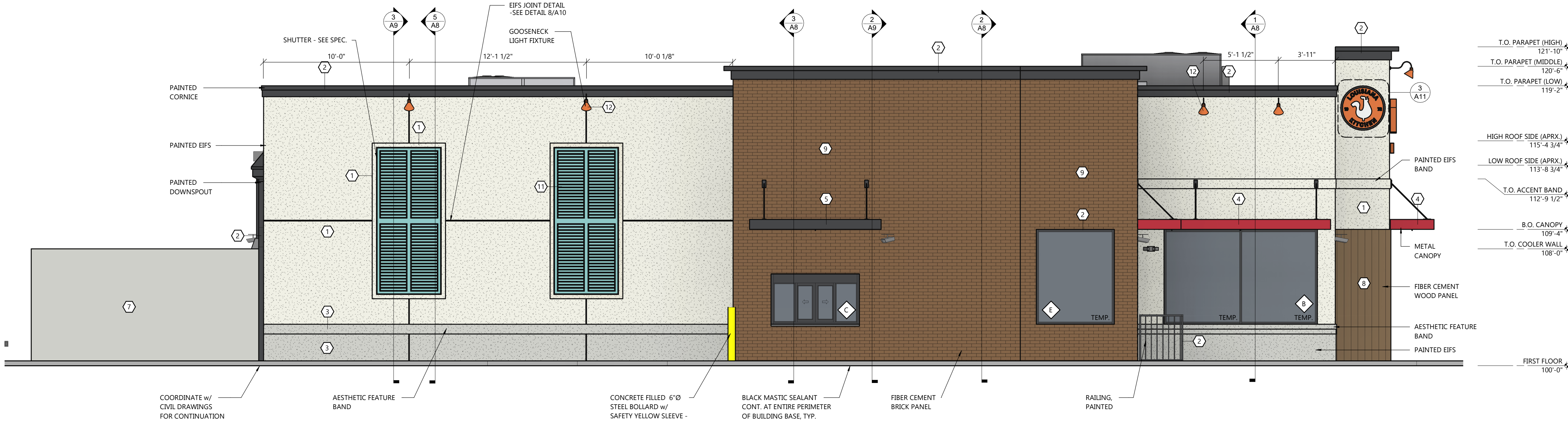
REVISIONS

JOB NUMBER

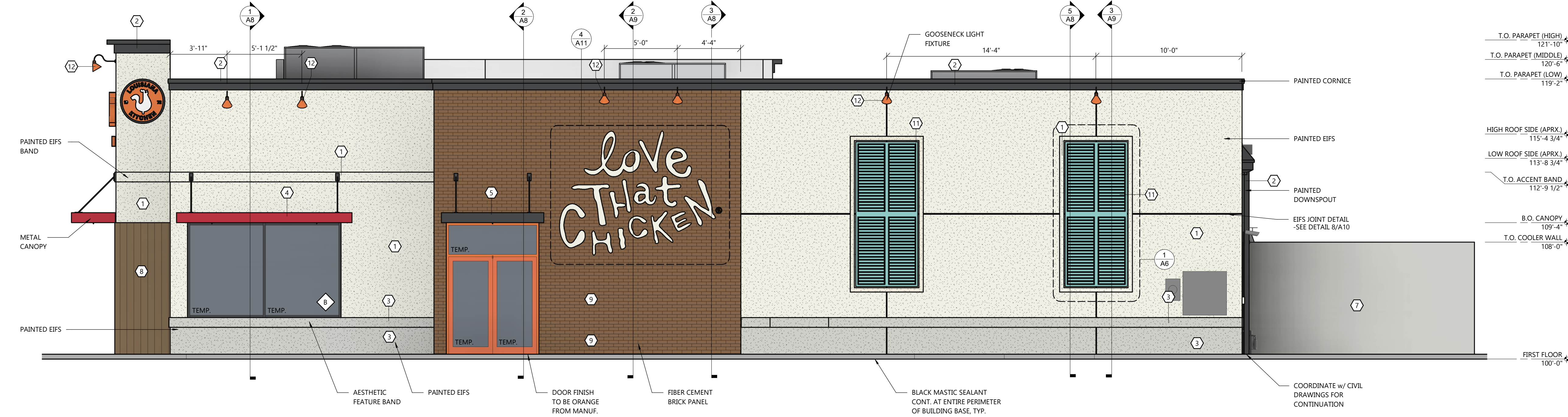
2051360

SHEET NUMBER

A5



DRIVE THRU ELEVATION
SCALE: 1/4" = 1'-0"



MAIN ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

SPECIFICATIONS

SECTION TITLE
ALUMINUM - FRAMED ENTRANCES AND STOREFRONTS
YKK AP PRODUCT SERIES YKK AP YES 45 FS/FT SERIES
PART 1 GENERAL
1. SECTION INCLUDES: ALUMINUM STOREFRONT, INCLUDING:
1.1. YKK AP SERIES YES 45 FT STOREFRONT SYSTEM (INSULATING GLAZING)
1.2. RELATED SECTIONS:
1.1. SINGLE SOURCE REQUIREMENT: ALL PRODUCTS LISTED BELOW SHALL BE BY THE SAME MANUFACTURER.
2. SYSTEM PERFORMANCE DESCRIPTION
2.1. PERFORMANCE REQUIREMENTS: PROVIDE ALUMINUM STOREFRONT SYSTEMS THAT COMPLY WITH PERFORMANCE REQUIREMENTS INDICATED, AS DEMONSTRATED BY TESTING MANUFACTURER'S ASSEMBLIES IN ACCORDANCE WITH TEST METHOD INDICATED.
2.2. AIR INFILTRATION: WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT DIFFERENTIAL STATIC PRESSURE OF 6.24 PSF (299 PA), COMPLETED STOREFRONT SYSTEMS SHALL HAVE MAXIMUM ALLOWABLE INFILTRATION OF:
2.2.1. 0.06 CFM/FT² (1.10 M³/H · M) FOR YES 45 FT SYSTEMS.
2.3. WATER INFILTRATION: NO UNCONTROLLED WATER WHEN TESTED IN ACCORDANCE WITH ASTM E 331 AT TEST PRESSURE DIFFERENTIAL OF:
2.3.1. 10 PSF (479 PA) FOR YES 45 FT SYSTEMS. (OR WHEN REQUIRED, FIELD TESTED IN ACCORDANCE WITH AAMA 503). FASTENER HEADS MUST BE SEATED AND SEALED AGAINST SILL FLASHING ON ANY FASTENERS THAT PENETRATE THROUGH THE SILL FLASHING.
2.4. WIND LOADS: COMPLETED STOREFRONT SYSTEM SHALL WITHSTAND WIND PRESSURE LOADS NORMAL TO WALL PLANE INDICATED:
2.4.1. EXTERIOR WALLS:
2.4.1.1. POSITIVE PRESSURE: PER LOCAL CODE.
2.4.1.2. NEGATIVE PRESSURE: PER LOCAL CODE.
2.4.1.3. INTERIOR WALLS (PRESSURE ACTING IN EITHER DIRECTION): PER LOCAL CODE.
2.5. DEFLECTION: MAXIMUM ALLOWABLE DEFLECTION IN ANY MEMBER WHEN TESTED IN ACCORDANCE WITH ASTM E 330 WITH ALLOWABLE STRESS IN ACCORDANCE WITH AA SPECIFICATIONS FOR ALUMINUM STRUCTURES.
2.6. THERMAL MOVEMENT: PROVIDE FOR THERMAL MOVEMENT CAUSED BY 180 DEGREES F (82.2 DEGREES C) SURFACE TEMPERATURE, WITHOUT CAUSING BUCKLING STRESSES ON GLASS, JOINT SEAL FAILURE, UNDE STRESS ON STRUCTURAL ELEMENTS, DAMAGING LOADS ON FASTENERS, REDUCTION OF PERFORMANCE, OR DETRIMENTAL EFFECTS.
2.7. THERMAL PERFORMANCE: WHEN TESTED IN ACCORDANCE WITH AAMA 1503.1 AND NFRC 100.
2.7.1. CONDENSATION RESISTANCE FACTOR (CRF F): A MINIMUM OF 44 FOR YES 45 FT SYSTEMS.
2.7.2. THERMAL TRANSMITTANCE U-VALUE: 0.51 BTU/H·FT²·°F OR LESS FOR YES 45 FT SYSTEMS.
NOTE: THERMAL PERFORMANCE FOR THE GLAZED SYSTEM AS A WHOLE WILL BE AFFECTED BY THE CHARACTERISTICS OF THE GLASS SPECIFIED.
SUBMITTALS
2.1. GENERAL: PREPARE, REVIEW, APPROVE, AND SUBMIT SPECIFIED SUBMITTALS IN ACCORDANCE WITH "CONDITIONS OF THE CONTRACT" AND DIVISION 1 SUBMITTALS SECTIONS. PRODUCT DATA, SHOP DRAWINGS, SAMPLES, AND SIMILAR SUBMITTALS ARE DEFINED IN "CONDITIONS OF THE CONTRACT."
2.2. PRODUCT DATA: SUBMIT PRODUCT DATA FOR EACH TYPE STOREFRONT SERIES SPECIFIED AS REQUIRED BY THE ARCHITECT OF RECORD.

2.3. SUBSTITUTIONS: WHENEVER SUBSTITUTE PRODUCTS ARE TO BE CONSIDERED, SUPPORTING TECHNICAL DATA, SAMPLES, AND TEST REPORTS MUST BE SUBMITTED TEN (10) WORKING DAYS PRIOR TO BID DATE IN ORDER TO MAKE A VALID COMPARISON.
2.4. SHOP DRAWINGS: PROVIDE TO THE ARCHITECT OF RECORD IF REQUESTED, SHOP DRAWINGS SHOWING LAYOUT, PROFILES, AND PRODUCT COMPONENTS, INCLUDING ANCHORAGE, ACCESSORIES, FINISH COLORS AND TEXTURES.
2.5. QUALITY ASSURANCE / CONTROL SUBMITTALS:
2.5.1. TEST REPORTS: SUBMIT CERTIFIED TEST REPORTS SHOWING COMPLIANCE WITH SPECIFIED PERFORMANCE CHARACTERISTICS AND PHYSICAL PROPERTIES IF REQUIRED BY THE LOCAL PERMITTING AUTHORITY.
2.6. CLOSEOUT SUBMITTALS:
2.6.1. WARRANTY: SUBMIT WARRANTY DOCUMENTS SPECIFIED HEREIN.
QUALITY ASSURANCE
1. QUALIFICATIONS:
1.1. INSTALLER QUALIFICATIONS: INSTALLER EXPERIENCED (AS DETERMINED BY CONTRACTOR) TO PERFORM WORK OF THIS SECTION WHO HAS SPECIALIZED IN THE INSTALLATION OF WORK SIMILAR TO THAT REQUIRED FOR THIS PROJECT. IF REQUESTED BY OWNER, SUBMIT REFERENCE LIST OF COMPLETED PROJECTS.
2.2. PRE-INSTALLATION MEETINGS: CONDUCT PRE-INSTALLATION MEETING TO VERIFY PROJECT REQUIREMENTS, SUBSTRATE CONDITIONS, MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND MANUFACTURER'S WARRANTY REQUIREMENTS.
3. PROJECT CONDITIONS / SITE CONDITIONS:
3.1. FIELD MEASUREMENTS: VERIFY ACTUAL MEASUREMENTS / OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION; RETAIN RECORDED MEASUREMENTS ON SHOP DRAWINGS. COORDINATE FIELD MEASUREMENTS, FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS TO AVOID CONSTRUCTION DELAYS.
4. WARRANTY
4.1. PROJECT WARRANTY: REFER TO "CONDITIONS OF THE CONTRACT" FOR PROJECT WARRANTY PROVISIONS.
4.2. MANUFACTURER'S WARRANTY: SUBMIT, FOR OWNER'S ACCEPTANCE, MANUFACTURER'S STANDARD WARRANTY DOCUMENT EXECUTED BY AN AUTHORIZED COMPANY OFFICIAL.
4.3. WARRANTY PERIOD: MANUFACTURER'S ONE (1) YEAR STANDARD WARRANTY COMMENCING ON THE SUBSTANTIAL DATE OF COMPLETION FOR THE PROJECT PROVIDED THAT THE WARRANTY, IN NO EVENT, SHALL START LATER THAN SIX (6) MONTHS FROM THE DATE OF SHIPMENT BY YKK AP AMERICA INC. EDITOR NOTE: LONGER WARRANTY PERIODS ARE AVAILABLE AT ADDITIONAL COST.
5. PART 2 PRODUCTS
5.1. MANUFACTURERS (ACCEPTABLE MANUFACTURERS/PRODUCTS)
5.2. ACCEPTABLE MANUFACTURERS: YKK AP AMERICA INC.
5.3. STOREFRONT SYSTEM: YKK AP YES 45 FT STOREFRONT SYSTEM.
6. COLORS: AS SPECIFIED BY POPEYES LOUISIANA KITCHEN.

INSTALLATION
1. GENERAL: INSTALL MANUFACTURER'S SYSTEM IN ACCORDANCE WITH SHOP DRAWINGS, AND WITHIN SPECIFIED TOLERANCES.
2. PROTECT ALUMINUM MEMBERS IN CONTACT WITH MASONRY, STEEL, CONCRETE, OR DISSIMILAR MATERIALS USING NYLON PADS OR BITUMINOUS COATING.

3. SHIM AND BRACE ALUMINUM SYSTEM BEFORE ANCHORING TO STRUCTURE.
4. SHIM AND BRACE ALUMINUM SYSTEM BEFORE ANCHORING TO STRUCTURE.
5. PROVIDE SILL FLASHING AT EXTERIOR STOREFRONT SYSTEMS. EXTEND EXTRUDED FLASHING CONTINUOUS WITH SPLICE JOINTS; SET IN CONTINUOUS BEADS OF SEALANT.
6. VERIFY STOREFRONT SYSTEM ALLOWS WATER ENTERING SYSTEM TO BE COLLECTED IN GUTTERS AND WEPT TO EXTERIOR. VERIFY METAL JOINTS ARE SEALED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
SECTION 80: GLAZING
GENERAL PROVISIONS
1. SCOPE: FURNISH AND INSTALL GLASS IN STOREFRONT AND DRIVE-THRU SERVICE WINDOW.
2. QUALITY CONTROL: ALL GLASS BROKEN DURING INSTALLATION OR DURING CONSTRUCTION PRIOR TO FINAL DELIVERY OF THE BUILDING TO THE OWNER SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER. GLASS SHOULD BE DELIVERED WITH LABELS PROMINENTLY DISPLAYED AND THEY SHALL BE LEFT IN PLACE UNTIL THE OWNER'S REPRESENTATIVE INSPECTS IT.
3. DEFINITIONS:
SURFACE 1 - EXTERIOR SURFACE OF THE OUTER GLASS LITE.
SURFACE 2 - INTERSPACE SURFACE OF THE OUTER GLASS LITE.
SURFACE 3 - INTERSPACE SURFACE OF THE INNER GLASS LITE.
SURFACE 4 - INTERIOR SURFACE OF THE INNER GLASS LITE.
MATERIALS
1. ALL PLATE GLASS SHALL BE 1/4" POLISHED PLATE SET IN ACCORDANCE WITH DETAILS.
2. ALL GLASS PANES INDICATED ON THE DRAWINGS AS TEMPERED GLASS SHALL BE 1/4" TEMPERED SAFETY PLATE. GLASS IN ALL DOORS SHALL BE ONE PLANE OF 1/4" TEMPERED SAFETY PLATE.
3. INSULATED GLASS SHALL BE 1" OVERALL THICKNESS, 1/2" AIR SPACE WITH (2) TWO PANES OF 1/4" GLASS.
SURFACE 1: HIGH PERFORMANCE TINT (BRONZE)
AIR SPACE: 1/2" (AIR FIL)
SURFACE 3: LOW-E FILM - SOLARBAN 60 OR EQUAL
TOTAL ASSEMBLY TO PROVIDE 20% VISIBLE LIGHT TRANSMITTANCE.
THE APPROPRIATE BRONZE TINT SHALL BE PROVIDED ACCORDINGLY TO MEET THE REQUIRED VALUE.
PERFORMANCE
1. INSTALLATION: INSTALL GLAZING WITH MANUFACTURER'S INSTRUCTIONS TO PROVIDE COMPLIANCE WITH LOCAL CODE REQUIREMENTS INCLUDING WIND RESISTANCE, 25 PSF MIN. SNOW LOAD, 20 PSF MIN. GLAZING PANELS SHALL BE INSTALLED.
ULTRA VIOLET DEGRADATION LEVELS ARE TO MEET MANUFACTURER'S REQUIREMENTS TO VALIDATE MATERIALS REPLACEMENT WARRANTY.
2. ALLOW FOR 1/4" MINIMUM HEAD DEFLECTION DUE TO LIVE LOAD.
3. GUARANTEES AND WARRANTIES: AT THE COMPLETION OF THE GLAZING, PROVE THE INSTALLATION WATERTIGHT BY SPRAYING ALL JOINTS WITH A GARDEN HOSE WITH NOZZLE SET FOR MAXIMUM PRESSURE. PROVIDE ADDITIONAL CAULKING OR SEALANT, OR RESET GLASS AS NECESSARY TO EFFECT A WATERTIGHT JOB.

DRIVE THRU SPECIFICATIONS

DRIVE THRU WINDOW - QUIKSERV
MODEL # BP-7241E - STANDARD INSTALLATION
MODEL # BP-7241E-IP - HIGH WIND ZONE AS DETERMINED BY THE LOCAL BUILDING CODE

GENERAL NOTES:
ACTUAL DIMENSIONS: 72" (W) x 27" (H)
ROUGH OPENING 72 1/2" (W) x 41 1/2" (H)

1) EYE SET TO BE MOUNTED DIRECTLY BELOW THE SERVICE OPENING. BAR TO BE MOUNTED ON THE WALL.
2) ANCHOR SCREWS TO BE SUPPLIED BY THE CONTRACTOR.
3) JUNCTION BOX TO BE SUPPLIED BY CONTRACTOR.
4) VERIFY COLOR WITH OWNER

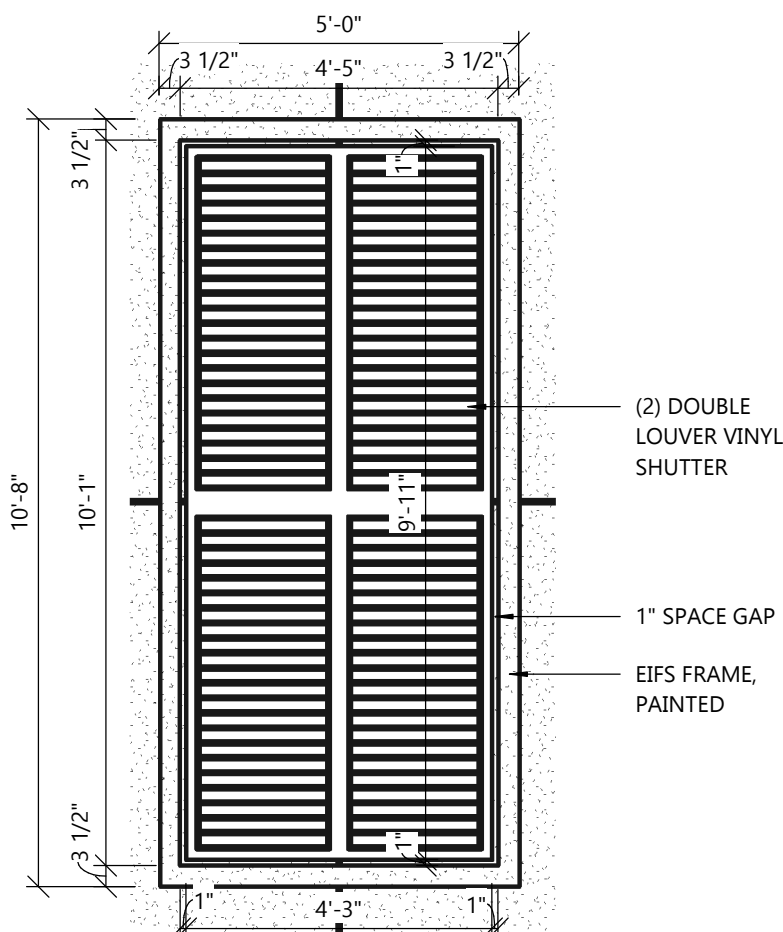
INSTALLATION:
1) QUIKSERV WINDOWS MUST BE INSTALLED LEVEL AND SQUARE TO WORK PROPERLY.
2) ANCHOR ACCORDING TO THE LOCAL BUILDING CODE ANCHOR SCHEDULE.
3) 115V/15 AMP. DEDICATED CIRCUIT FEATURE.
4) RECOMMENDED HEIGHT FROM FLOOR TO SERVICE OPENING TO BE 36". (CHECK FOR ANY LOCAL CODES OR CITY CODES).
5) SILICONE ALL EXTERIOR AND INTERIOR JOINTS.
6) ALL OTHER TYPES OF ANCHORING TO BE APPROVED BY CERTIFIED ENGINEER.

SHUTTER MANUFACTURER
SHUTTER CONTRACTOR
MODEL L-2 VINYL PHONE 1-800-734-8368
WWW.SHUTTERCONTRACTOR.COM

EXTERIOR MATERIALS & FINISH SCHEDULE

BENJAMIN MOORE CONTACT:
CONTACT: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE
PHONE: (800) 344-0400 EXT. 5240
EMAIL: rodder.lippman@benjaminmoore.com

1	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM BENJAMIN MOORE "WHITE" OC-125 MOONLIGHT WHITE
2	PARAPET TRIM BENJAMIN MOORE "BLACK" 2120-20 BLACK IRON
3	WAINSCOT ACCENT TRIM & BELOW BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY
4	ALUMINUM ACCENT BAND & CANOPY BENJAMIN MOORE "RED" 2086-10 EXOTIC RED
5	DRIVE THRU WINDOW CANOPY PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER B66-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC B66-660 EGG SHELL FACTORY FINISH BLACK
6	DUMPSTER GATES PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER B66-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC B66-600 GLOSS FACTORY FINISH BLACK
7	FREEZER/COOLER WALLS & DUMPSTER WALLS BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY (VERIFY W/ OWNER)
8	EXTERIOR WALLS @ FREEZER/COOLER NICHHA VINTAGE WOOD CEDAR
9	EXTERIOR TOWERS NICHHA VINTAGE BRICK ALEXANDRIA BUFF
10	EXTERIOR DOOR BENJAMIN MOORE "DARK GRAY" 2133-20 BLACK JACK
11	BENJAMIN MOORE "TEAL" OC-669 OCEANIC TEAL
12	SHERWIN WILLIAMS "ORANGE" SW 6886 INVIGORATE
	ALL EXTERIOR WALLS BENJAMIN MOORE - 2 COATS ON FULL FACADE SURFACE ALIPHATIC ACRYLIC URETHANE - CLEAR GLOSS ANTI-GRAFFITI PAINT M74-00 / M75



1 ENLARGED SHUTTER
SCALE: 3/8" = 1'-0"

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COLLABORATION

LOUISIANA KITCHEN

PROJECT INFORMATION

PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
1979 MAIN STREET • GREEN BAY, WI 54302

PROFESSIONAL SEAL

SHEET DATAS

SHEET ISSUE MAR. 12, 2021

REVISIONS

NO.	DESCRIPTION

JOB NUMBER

2051360

SHEET NUMBER

A6

From: [Matt Mrochinski](#)
To: [Paul Neumeyer](#)
Cc: [Neil Stechschulte](#); [David Buck](#); [Tom Schermerhorn](#); [Jason Daye](#); [James Burkhardt](#); [Dustin Salter](#); [Brian Smith](#); [Marc Rodriguez](#); [Zvi Yonatan @ Milwaukee](#); [Lisa Van Handel](#)
Subject: RE: Popeye's 1979 Main St - Green Bay
Date: Thursday, April 8, 2021 1:35:14 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Paul,

Thank you for the follow-up email and for providing the meeting information below. We already have communicated this information with our client; they have indicated they have no intent to subdivide the subject property and it will remain one parcel. That being said, it is our hope staff will reconsider its recommendation and the CUP could be approved conditioned upon staff receipt, review, and approval of the TIA and any information to address staff concerns regarding the balance of the property once the Popeyes has been constructed.

We appreciate your consideration of the above and look forward to working with the City towards the required approvals so this development can move forward.

Thank you.

Matt Mrochinski

Project Coordinator
920.322.1593 direct

From: Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>
Sent: Thursday, April 8, 2021 1:18 PM
To: Matt Mrochinski <matt.m@ExcelEngineer.com>
Cc: Neil Stechschulte <Neil.Stechschulte@greenbaywi.gov>; David Buck <David.Buck@greenbaywi.gov>
Subject: Popeye's 1979 Main St - Green Bay

{EXTERNAL EMAIL}

Matt:

Per our discussion Thursday morning, our staff will be recommending that the request for the Conditional Use Permit (CUP) for the drive-through restaurant be tabled to allow for further information related to the Traffic Impact Analysis (TIA) and that consideration is given by the applicant regarding the future zoning and land use(s) of the balance of the property. As a result, our staff will be holding the request for variance to the Board of Appeals as the proposed use is not approved as part of the CUP.

I have provided the link to the Plan Commission meeting scheduled for Monday, April 12 at 6:00 pm here:

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

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+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Find your local number: <https://us02web.zoom.us/j/kc8xd2MWP>

Let me know if you have any questions.

Best Regards,

Paul Neumeyer

Zoning Administrator

City of Green Bay Department of

Community and Economic Development

100 North Jefferson St., Room 608

Green Bay, WI 54301-5026

Paul.Neumeyer@greenbaywi.gov

920.448.3405

www.greenbaywi.gov



From: Matt Mrochinski [<mailto:matt.m@ExcelEngineer.com>]

Sent: Wednesday, April 7, 2021 9:41 AM

To: Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>

Subject: FW: Variance Submittal-Popeyes 1979 Main St-2051360

Hi Paul.

Tanya forwarded your email to me (below). We are working remotely for at least the remainder of the week. I can be reached at 920-904-5472 when you have time to discuss.

Thank you.

Matt Mrochinski

Project Coordinator
920.322.1593 direct

From: Tanya Biermann <tanya.b@ExcelEngineer.com>
Sent: Wednesday, April 7, 2021 9:38 AM
To: Lisa Van Handel <lisa.v@ExcelEngineer.com>; Matt Mrochinski <matt.m@ExcelEngineer.com>
Subject: FW: Variance Submittal-Popeyes 1979 Main St-2051360

FYI

Tanya Biermann

Civil Administrative Assistant
Direct: 920-926-3115

From: Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>
Sent: Wednesday, April 7, 2021 9:08 AM
To: Tanya Biermann <tanya.b@ExcelEngineer.com>
Subject: RE: Variance Submittal-Popeyes 1979 Main St-2051360

{EXTERNAL EMAIL}

I'm going to reach out to Matt to discuss. Thanks.

From: Tanya Biermann [<mailto:tanya.b@ExcelEngineer.com>]
Sent: Wednesday, April 7, 2021 9:03 AM
To: Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>
Subject: RE: Variance Submittal-Popeyes 1979 Main St-2051360

Great thanks! Can you also then confirm that this will be on the Planning and Zoning Board of Appeals agenda on April 19th?

Tanya Biermann

Civil Administrative Assistant
Direct: 920-926-3115

From: Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>
Sent: Wednesday, April 7, 2021 9:01 AM
To: Tanya Biermann <tanya.b@ExcelEngineer.com>
Subject: RE: Variance Submittal-Popeyes 1979 Main St-2051360

{EXTERNAL EMAIL}

Tanya:

Yes, I have all of the documentation.

Best Regards,

Paul Neumeyer

Zoning Administrator

City of Green Bay Department of
Community and Economic Development

100 North Jefferson St., Room 608

Green Bay, WI 54301-5026

Paul.Neumeyer@greenbaywi.gov

920.448.3405

www.greenbaywi.gov



From: Tanya Biermann [<mailto:tanya.b@ExcelEngineer.com>]

Sent: Wednesday, April 7, 2021 7:44 AM

To: Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>

Subject: RE: Variance Submittal-Popeyes 1979 Main St-2051360

Good morning Paul,

I'm just checking in this morning to make sure you received the submittal below and were able to access the documents. Please let me know if you need anything else.

Thanks!

Tanya Biermann

Civil Administrative Assistant

Direct: 920-926-3115

From: Tanya Biermann

Sent: Monday, April 5, 2021 2:17 PM

To: paulne@greenbaywi.gov

Cc: Brian Smith <bsmith@smitcoinc.com>; Marc Rodriguez <MRodriguez@smitcoinc.com>; Jason

Daye <jason.d@ExcelEngineer.com>; Dustin Salter <dustin.s@ExcelEngineer.com>; Tom

Schermerhorn <tom.s@ExcelEngineer.com>; James Burkhardt <james.b@ExcelEngineer.com>; Matt

Mrochinski <matt.m@ExcelEngineer.com>; Lisa Van Handel <lisa.v@ExcelEngineer.com>

Subject: Variance Submittal-Popeyes 1979 Main St-2051360

Citrix Attachments

Expires October 2, 2021

Variance Submittal-Popeyes Green Bay-2051360.zip

2.4 MB

Download Attachments

Tanya Biermann uses Citrix Files to share documents securely.

Good afternoon Paul,

Please accept the attached variance submittal for review. The fee will be paid via the City's online payment site.

Can you please verify that it will be included in the Planning and Zoning Board of Appeals agenda on April, 19, 2021 at 5:30PM? Can you also let us know if the meeting will be held in person and/or virtually?

Thank you!

Tanya Biermann

Civil Administrative Assistant



Excel Engineering
100 Camelot Drive
Fond du Lac, WI 54935
920.926.3115 direct
www.excelengineer.com



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.7

(ZP 21-08) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1302 East Mason Street, submitted by Steve Bieda, Mau & Associates, on behalf of DMG Holdings, LLC, property owner (Ald. B. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-08 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1302 East Mason Street
(ZP 21-08)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 12, 2021**, at 6:00 p.m. If you wish to participate in a public hearing, you may access the meeting by the internet or telephone using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZIOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

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+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Find your local number: <https://us02web.zoom.us/j/kc8xd2MWP>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1302 East Mason Street, submitted by Steve Bieda, Mau & Associates, on behalf of DMG Holdings, LLC, property owner. (Ald. B. Galvin, District 4)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Department of Community and Economic Development

Attn: Paul Neumeyer

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Paul Neumeyer at (920) 448-3405 or paul.neumeyer@greenbaywi.gov.

Publication Dates: March 29, 2021 and April 5, 2021



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.8

(ZP 21-08) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1302 E. Mason Street, submitted by Steve Bieda, Mau & Associates, on behalf of DMG Holdings, LLC, property owner (Ald. B. Galvin, District 4).

BACKGROUND

Primary Address: 1302 E. Mason Street

Aldersperson/District: Ald. Bill Galvin/District 4

Reason for Request: To permit a drive-through restaurant.

Surrounding Zoning and Land Uses:

SUBJECT: - General Commercial (C1) - vacant.

NORTH: General Commercial (C1) - Surface parking

SOUTH: Planned Unit Development (PUD) - Multi-family/church

EAST: General Commercial (C1) - Varied, Commercial land uses, Density Residential (R3), low density residential uses

WEST: General Commercial (C1) - Vacant commercial land/single-family home

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Medium Intensity Retail, Office and Housing (MIROH).

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The subject property is located along the southeast corner of E. Mason Street and N. Irwin Avenue. The site is comprised of three (3) vacant lots totaling approximately 0.39 acres or 16,465.68 sq. ft. The approval of the request would allow for the construction of a Scooter's coffee drive-through restaurant which, is a 600 sq. ft. building that has no indoor seating.

Access would come from one driveway onto N. Irwin Avenue, additional access may be provided the adjacent commercial property to the east. The proposed site layout does comply with the recently discussed drive-through ordinance modifications, although not applicable as the ordinance has not been adopted. The City Traffic Engineer has reviewed the project and has stated a Traffic Impact Analysis (TIA) will not be required. A copy of the site plan and a narrative from the applicant is attached within this agenda.

In the review of the Conditional Use Permit (CUP), the Zoning Ordinance Section 12-205(e) establishes seven (7) standards for the Plan Commission to consider when reviewing a CUP:

--The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

--The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

--The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion. The conditional use shall have adequate parking facilities as specified in subchapter 13-1700. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable city ordinances.

When considering the request in relation to the standards, planning staff believes there is a deficiency possible disparity with the seventh (7) standard:

Standard 7: The proposed development does not meet the Floor Area Ratio (F.A.R.), the relationship between the gross building square footage and the lot area. The Zoning Code requires a minimum 0.1 coverage, the site as proposed would be approximately 0.04. The F.A.R. is used in assuring that density is met within commercial districts and optimizes land area for tax base. On a separate track, the applicant has also made an application to the Board of Appeals for relief from the F.A.R. standard.

Staff feels the proposed coffee shop is an acceptable land use for the area and provides a neighborhood service. Although the F.A.R. is not being met, staff believes the applicant is appropriate in pursuing a variance based on their circumstances. Alderperson Galvin and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received two informational calls regarding this request.

RECOMMENDATION

Approval of request, subject to:

Approval of the variance by the Board of Appeals regarding the F.A.R.

The drive-through aisle and the direction of traffic flow shall be delineated by signs and pavement markings. Pedestrian cross-walks through the drive aisle shall be clearly marked along the connection to the East Mason Street right-of-way.

Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-08 letter
2. Scooter's Coffee Conditional Use Permit Document 032321



Zoning Petition (ZP 21-08)
Proposed Conditional Use Permit (CUP)
1302 East Mason Street

- Subject Area
- 200' Property Owner Notice

0 5,000 10,000
 Feet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
 Map prepared by PN

Scooter's Coffee

Conditional Use Permit Request



Southeast Corner East Mason and South Irwin

March 23, 2021

Please find the following written narrative and supporting documents as a request for a conditional use permit at Parcels 17-445, 17-446, and 17-447 at the southeast corner of East Mason and South Irwin for the purpose of constructing and operating a drive-thru coffee shop use.

Hart Family Coffee is seeking to develop the vacant site at East Mason Street and South Irwin Street to create a Scooter's Coffee drive through restaurant. Scooter's has locations in the upper Midwest and is looking to come into the Green Bay market. Hart Family Coffee will serve as a franchisee.

Scooter's Coffee looks to create a single building which serves drive thru based customers. The first site chosen is the southeast corner of East Mason and South Irwin. The site has become an underused surface parking lot, grass field, and ingress/egress easement for the neighboring commercial property to the east.

The site is comprised of three small parcels. All three parcels are currently owned by DMG Green Bay Holdings LLC. The three parcels are located along 1302 East Mason (Parcel 17-445), 1306 East Mason (Parcel 17-446), and 615 South Irwin (Parcel 17-447). The parcel sizes respectively include 0.107 acres, 0.095 acres and 0.176 acres respectively. Added in full the parcels contain 16,420 square feet, 0.38 acres. DMG Green Bay Holdings will be selling all three parcels for the intent of creating one single parcel through a combination CSM.

Scooter's is looking to create an approximately 620 square foot building footprint to serve customers. Existing zoning for the site is C1. A variance has been applied for to meet floor area ratio (FAR) minimum standards for the site. The overall site is 16,420 square feet. The building area is 620 square feet. This results in the FAR at 0.038, rather than the 0.10 minimum for C1 sites.

Operations:

Hart Family Coffee will operate a Scooter's Coffee franchise. Scooter's Coffee has over 300 stores through the nation. This store will be the first in the Northeast Wisconsin market. Scooter's Coffee will provide a dedicated, convenient coffee shop to the east side of Green Bay. Store will be a drive through location, no indoor seating. Service will be provided through the drive through. In light of the traffic and controlled intersection at Irwin, a single ingress/egress point will serve the development off Irwin. This drive will also provide a cross-access easement for Bill's Barber Shop next door at 1312 East Mason.

Scooter's Coffee plans to operate 7 days a week with a handful of employees meeting customers needs. Scooter's Coffee is committed to high-quality drinks, speed of service and a big smile. Store hours have not been set, but typical store hours operate from 6am to 7pm. Scooter's Coffee will offer coffee (naturally), hot drinks, iced drinks, smoothies, teas, and assorted foods.

Timeline:

Pending approvals for a conditional use permit to allow for a drive through approved by Council and variance approved by Planning Board of Appeals; a full site plan including site engineering, detailed lighting, and detailed landscaping will be submitted for full site plan review with the City of Green Bay. Land will be purchased by Hart Family Coffee from existing owners. All three small parcels will combine into a single parcel.

The following items have been attached

Legal description of the three properties

Site Plan for Plan Commission

Elevations

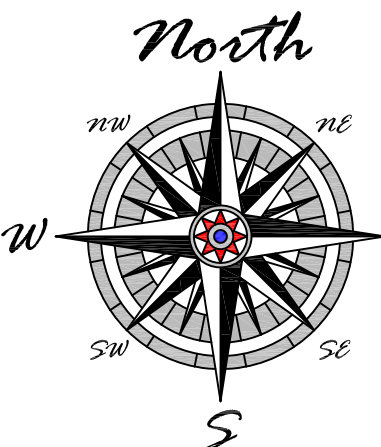
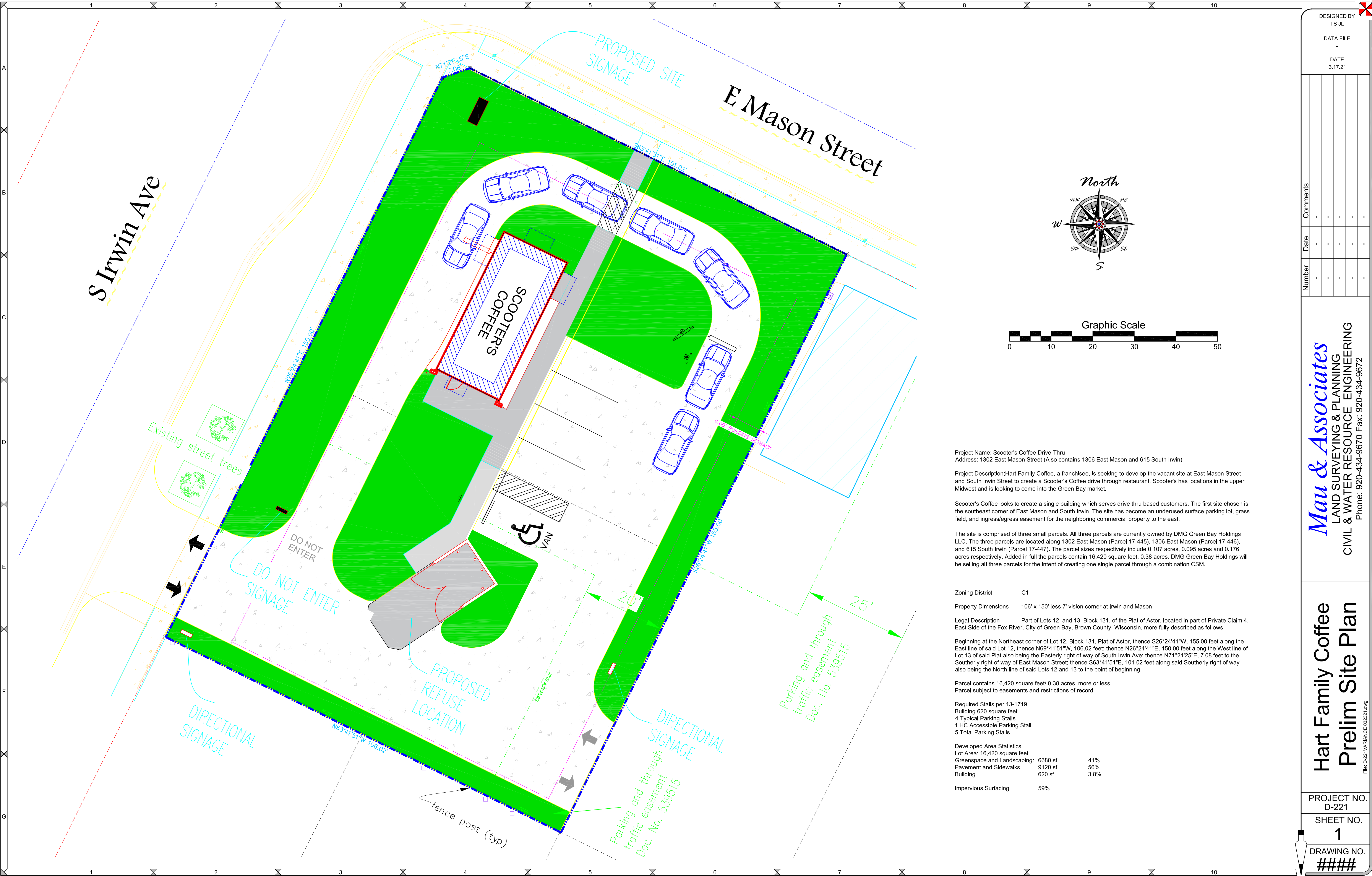
ALTA survey of the existing parcels

Variance Board application materials

Legal Description

Part of Lots 12 and 13, Block 131, of the Plat of Astor, located in part of Private Claim 4, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Beginning at the Northeast corner of Lot 12, Block 131, Plat of Astor, thence $S26^{\circ}24'41''W$, 155.00 feet along the East line of said Lot 12, thence $N69^{\circ}41'51''W$, 106.02 feet; thence $N26^{\circ}24'41''E$, 150.00 feet along the West line of Lot 13 of said Plat also being the Easterly right of way of South Irwin Ave; thence $N71^{\circ}21'25''E$, 7.08 feet to the Southerly right of way of East Mason Street; thence $S63^{\circ}41'51''E$, 101.02 feet along said Southerly right of way also being the North line of said Lots 12 and 13 to the point of beginning.



Project Name: Scooter's Coffee Drive-Thru
Address: 1302 East Mason Street (Also contains 1306 East Mason and 615 South Irwin)

Project Description: Hart Family Coffee, a franchisee, is seeking to develop the vacant site at East Mason Street and South Irwin Street to create a Scooter's Coffee drive through restaurant. Scooter's has locations in the upper Midwest and is looking to come into the Green Bay market.

Scooter's Coffee looks to create a single building which serves drive thru based customers. The first site chosen is the southeast corner of East Mason and South Irwin. The site has become an underused surface parking lot, grass field, and ingress/egress easement for the neighboring commercial property to the east.

The site is comprised of three small parcels. All three parcels are currently owned by DMG Green Bay Holdings LLC. The three parcels are located along 1302 East Mason (Parcel 17-445), 1306 East Mason (Parcel 17-446), and 615 South Irwin (Parcel 17-447). The parcel sizes respectively include 0.107 acres, 0.095 acres and 0.176 acres respectively. Added in full the parcels contain 16,420 square feet, 0.38 acres. DMG Green Bay Holdings will be selling all three parcels for the intent of creating one single parcel through a combination CSM.

Zoning District C1
Property Dimensions 106' x 150' less 7' vision corner at Irwin and Mason

Legal Description Part of Lots 12 and 13, Block 131, of the Plat of Astor, located in part of Private Claim 4, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

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Parcel contains 16,420 square feet/ 0.38 acres, more or less.
Parcel subject to easements and restrictions of record.

Required Stalls per 13-1719
Building 620 square feet
4 Typical Parking Stalls
1 HC Accessible Parking Stall
5 Total Parking Stalls

Developed Area Statistics		
Lot Area: 16,420 square feet		
Greenspace and Landscaping:	6680 sf	41%
Pavement and Sidewalks:	9120 sf	56%
Building	620 sf	3.8%

Impervious Surfacing 59%

DESIGNED BY
TS JL

DATA FILE
-

DATE
3.17.21

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-

Mau & Associates

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Fax: 920-434-9672

Hart Family Coffee

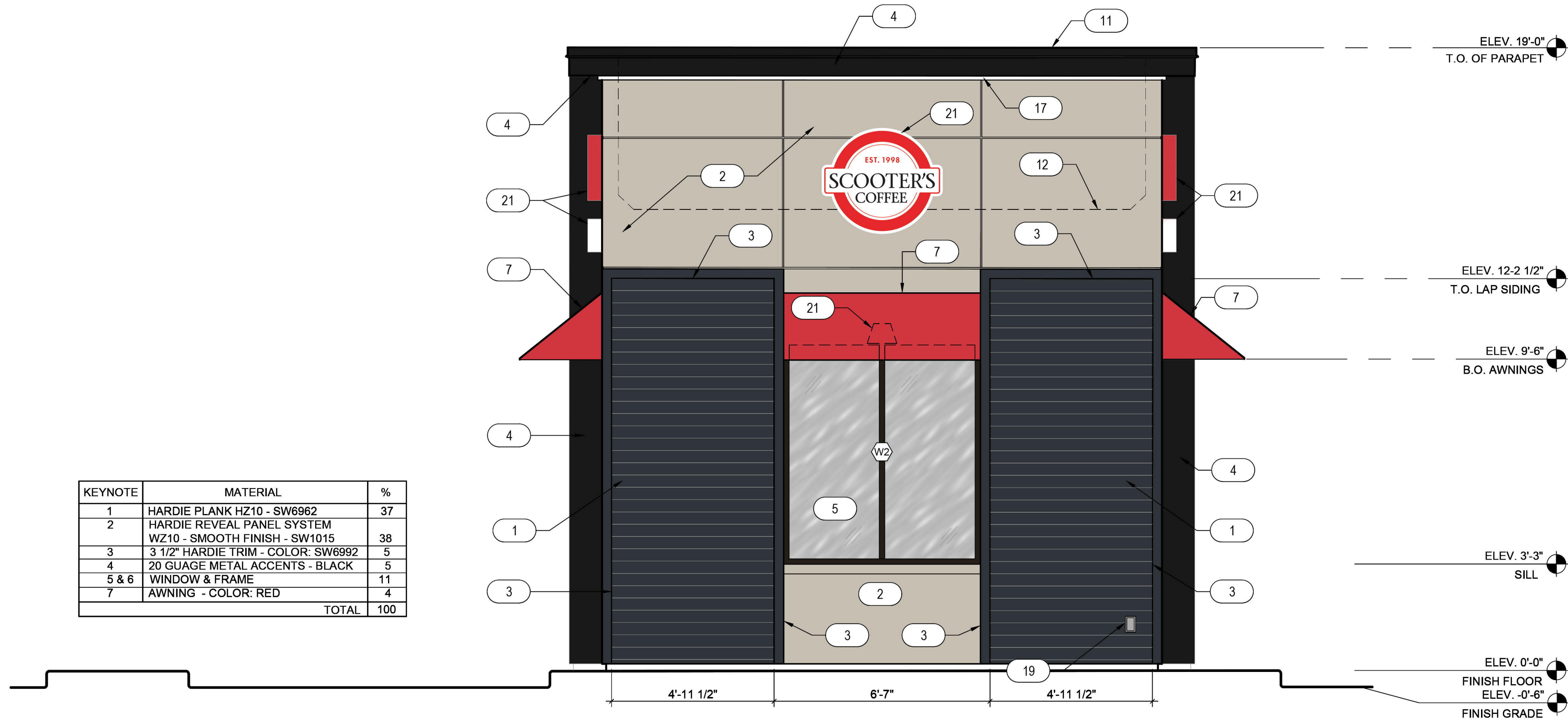
Prelim Site Plan

PROJECT NO.
D-221

SHEET NO.
1

DRAWING NO.
####

FILE: D-221 VARIANCE 032321.dwg



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA : 557 S.F.



1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA : 557 S.F.

KEYNOTES

1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GUAGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR : DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GUAGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT

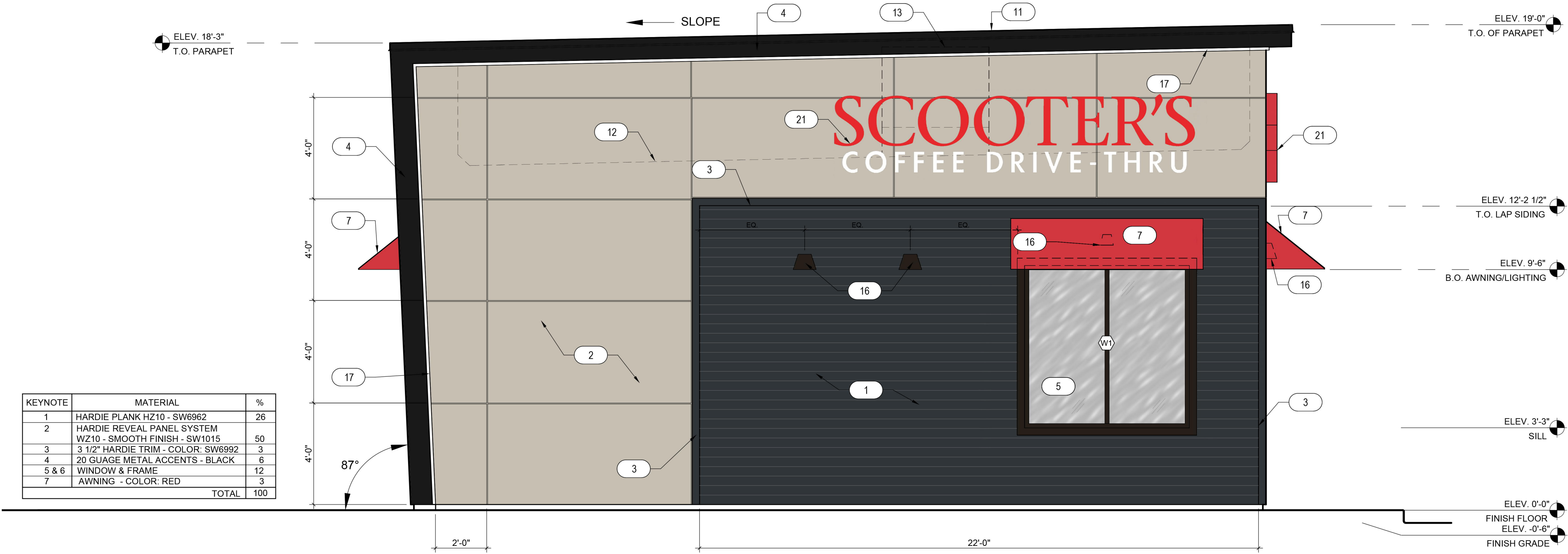


PROJECT
ADDRESS

TITLE
EXTERIOR
ELEVATIONS

KEYNOTES

- 1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
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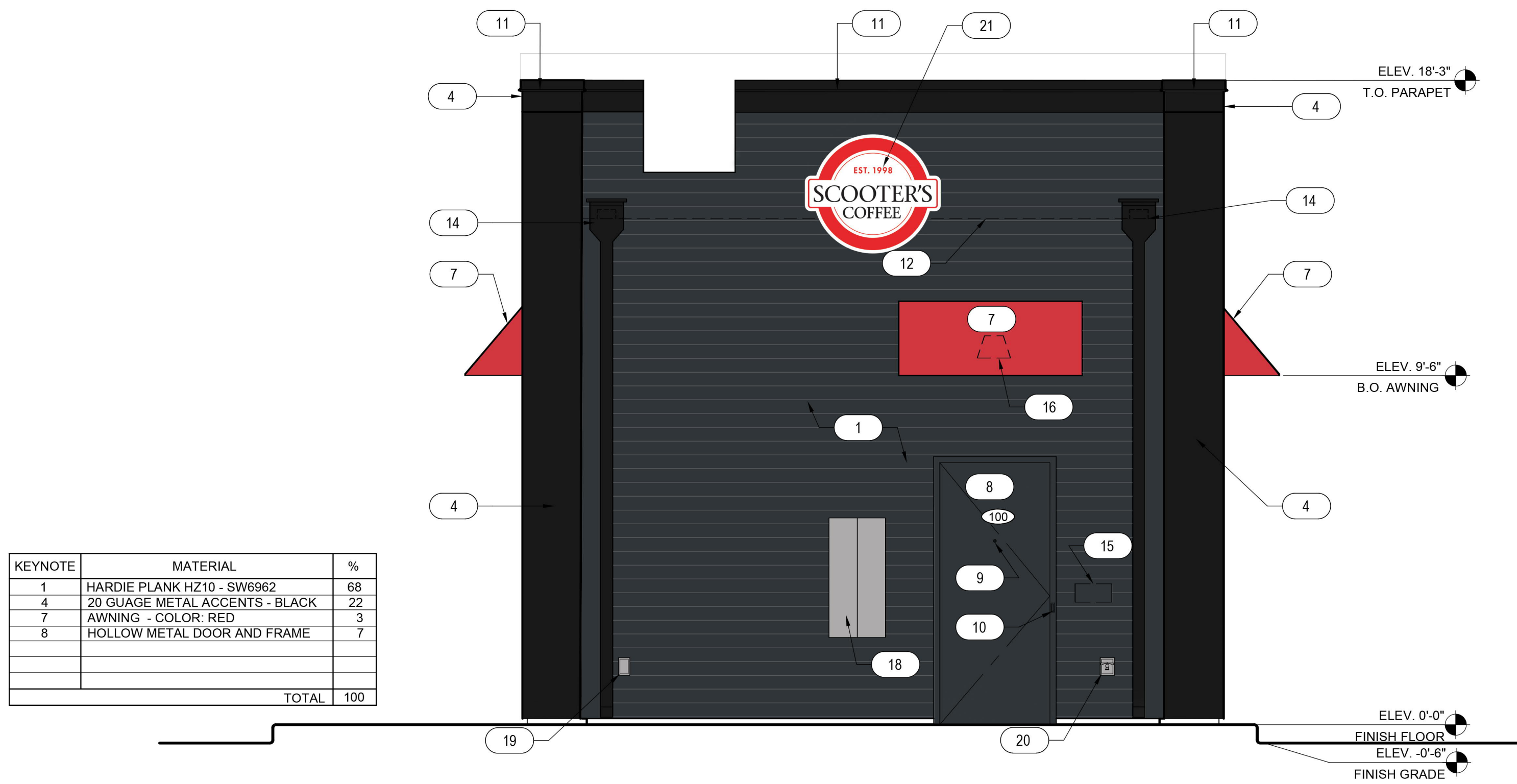


KEYNOTE	MATERIAL	%
1	HARDIE PLANK HZ10 - SW6992	26
2	HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH - SW1015	50
3	3 1/2" HARDIE TRIM - COLOR: SW6992	3
4	20 GUAGE METAL ACCENTS - BLACK	6
5 & 6	WINDOW & FRAME	12
7	AWNING - COLOR: RED	3
TOTAL		100

2 EXTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

BUILDING AREA : 557 S.F.



KEYNOTE	MATERIAL	%
1	HARDIE PLANK HZ10 - SW6992	68
4	20 GUAGE METAL ACCENTS - BLACK	22
7	AWNING - COLOR: RED	3
8	HOLLOW METAL DOOR AND FRAME	7
TOTAL		100

1 EXTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

BUILDING AREA : 557 S.F.

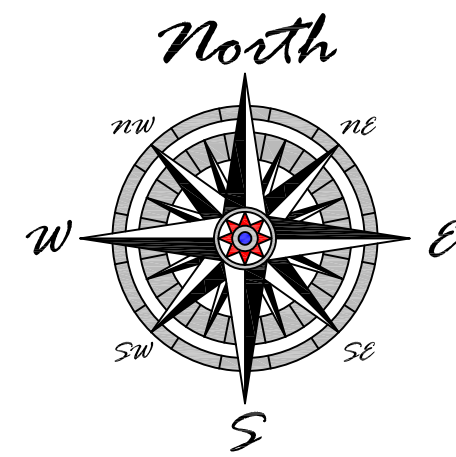


PROJECT ADDRESS

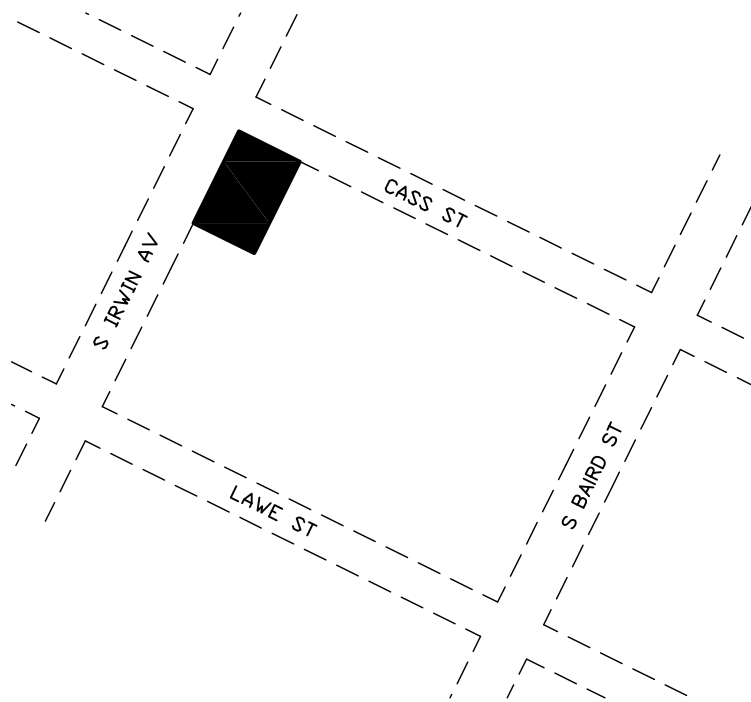
TITLE
EXTERIOR
ELEVATIONS

ALTA / NSPS Land Title Survey

Part of Lots 12 and 13, Block 131, of the Plat of Astor, located in part of Private Claim 4, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.



Location Sketch
Not to Scale



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- PK nail set
- cut + found
- round catch basin
- curb inlet
- storm sewer line
- sanitary sewer manhole
- watermain
- underground gas line
- gas meter
- underground telephone line
- telephone pedestal
- underground electric line
- electrical pedestal
- power pole
- overhead wires
- concrete curb & gutter line
- blacktop
- concrete
- existing building
- sign
- deciduous tree
- traffic light

LEGAL DESCRIPTION

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Parcel contains 16,420 sq. ft. / 0.38 acres, more or less.
Parcel subject to easements and restrictions of record.

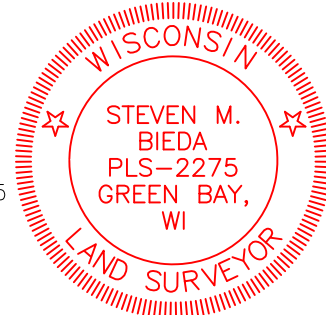
This being the same property as described in (NO TITLE COMMITMENT PROVIDED TO SURVEYOR)

To: DMG Green Bay Holdings LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no items of Table A thereof. The field work was completed on January 15, 2021.

Date of Plat of Map: January 19, 2021

Steven M. Bieda PLS-2275
sbieda@mau-associates.com
www.mau-associates.com



NOTES

- Subject parcel is zoned C1 according to the City of Green Bay GIS.
- Property located in Flood Zone "X" (Areas of minimal flooding) according to the FEMA FIRM Map No. 55009C0169F, Dated August 18, 2009.
- There are no parking stalls.
- There is no observed evidence of any recent earth moving work, building construction, or building additions.
- Digger's hotline had been called on this project on January 11, 2021 with ticket number 20210300843, 20210300840, 20210300835. Mau & Associates, LLP accepts no responsibility for existing utilities not marked by digger's hotline.
- Bearings referenced to the Southerly right of way of E Mason Street, assumed to be S63°41'51"E

SCHEDULE B-II NOTES

No title commitment provided

SCALE
1"=20'

DRAWN BY
MRA

TAX/PARCEL NO. 17-445, 17-446, 17-447

ALTA / NSPS

Data File: D-221.txt Fieldwork Completed: 01/15/2021

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

400 Security Blvd Ste 1, Green Bay, WI 54313-9712

DMG Green Bay

File: D-221/ALTA 011221.dwg

PROJECT NO.
D-221

SHEET NO.
1 of 1

DRAWING NO.
P-2458

VARIANCE REQUEST QUESTIONARRE and DESCRIPTION

Describe Reason for Variance

Hart Family Coffee, a franchisee, is seeking to develop the vacant site at East Mason Street and South Irwin Street to create a Scooter's Coffee drive through restaurant. Scooter's has locations in the upper Midwest and is looking to come into the Green Bay market.

Scooter's Coffee looks to create a single building which serves drive thru based customers. The first site chosen is the southeast corner of East Mason and South Irwin. The site has become an underused surface parking lot, grass field, and ingress/egress easement for the neighboring commercial property to the east.

The site is comprised of three small parcels. All three parcels are currently owned by DMG Green Bay Holdings LLC. The three parcels are located along 1302 East Mason (Parcel 17-445), 1306 East Mason (Parcel 17-446), and 615 South Irwin (Parcel 17-447). The parcel sizes respectively include 0.107 acres, 0.095 acres and 0.176 acres respectively. Added in full the parcels contain 16,420 square feet, 0.38 acres. DMG Green Bay Holdings will be selling all three parcels for the intent of creating one single parcel through a combination CSM.

Scooter's is looking to create an approximately 620 square foot building footprint to serve customers. Existing zoning for the site is C1. A conditional use permit has been applied for to meet zoning code to allow for drive-through use.

Variance petition requests allowing the floor area ratio to not meet the 0.1 minimum prescribed by code. The building is approximately 620 square feet while the parcels combine to 16,420 square feet. This makes the FAR total 0.038.

A layout for the property is attached as well as elevation of the building proposed. If the variance is granted, the site will need an accompanying conditional use permit for drive through use. A site plan is attached. A full site plan with engineering, fully detailed landscaping and lighting will be submitted to the city for full approval.

List ordinances the variance will be impacting

- (1) Request relief for building floor area ratio minimum for lot from 0.1 to 0.038 to accommodate the construction of a 620 square foot drive thru coffee shop at the three parcels located at the southeast corner of East Mason and South Irwin.

ORD. CH. 13 Sec. 13.810 (Table) Floor Area Ratio-Minimum

ALTERNATIVES

Describe alternatives to your proposal

Scooter's typically constructs three new builds; varying in sizes between 500 and 620 square feet. The largest floor area has been selected for the site. The FAR requires the size of a building to become 1642 square feet of floor to meet standards.

Alternatives that you considered that comply with existing regulations

The site is three individual parcels. While the properties are being marketed and sold as one distinct property, the developer did look into the possibility of developing on a single parcel to meet FAR standards. However, this would create alternative code restraints such as setback requirements, green space standards, and safety issues for automobiles and pedestrians exiting on to Mason Street.

Setbacks:

If a single parcel were to be used, room for queuing of cars safely on the property would not be feasible. The single parcels are extraordinary small for a singular purpose which incorporates automobiles in any fashion (surface parking or drive through).

Safety:

In initial discussions with the City of Green Bay, a drive entrance to Mason Street is not deemed safe due to the traffic, size of right of way, and proximity to the Irwin/E Mason intersection. This requires access to come from Irwin alone. This additionally requires the use of drive through facilities to queue either around the building. As noted from the conceptual site plan, while the FAR is limited, the majority of the site is functionally used for safe car queuing, pedestrian access points, and continued easement usage.

Reasons for not pursuing the alternatives listed above

As shown in the conceptual site layout, the entire site is used to accommodate customers, employees, and space to allow for easement access to the neighboring business to the east. Using the entire site gives room to allow for safe automobile queuing and ingress/egress to the controlled intersection at Irwin/E Mason. Thus; thus to ensure proper setbacks, green space requirements, and safety concerns addressed; a single property is needed and the FAR question becomes the best alternative to whole site design.

THREE STEP TEST

Does unique physical characteristics of your property prevent the compliance with the ordinance?

Yes. As noted above, limited access to East Mason prevents access for cars and parking to the site other than using Irwin Street. This requires more space which means. This means parcels must get larger, which then effects the FAR. Requiring the building to be larger would be an arbitrary standard which would not bring additional functionality to the building itself.

Would granting the variance be contrary to the public interest?

Granting will allow a full site design which can ensure safe queuing of automobiles free from Mason Street and build up at Irwin Street. Additionally, this request will allow for the CUP request and combination CSM to become feasible. These steps will allow the site to be redeveloped for the first time in over 15 years.

Why would not getting the variance unreasonably prevent you from using the property for permitted use?

Scooter's has no intention of having in person dining. The size of the building is maxed out for uses at the site, which drive through dining is a conditional use for the site.

Granting the variance will allow a pathway for Scooter's Coffee to submit a full site plan and a combined CSM to allow for development of the commercial site.



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.9

(TA 21-02) Public Hearing on the request to amend Sections 13.605, 14.302 and 14.303 of the Green Bay Municipal Code related to removal of Area Development Plan (ADP) language, submitted by Community and Economic Development.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TA 21-02 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Text Amendment
Amending Chapters 13-605, 14-302, and 14-303
Removal of Area Development Plan Language
(TA 21-02)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 12, 2021**, at 6:00 p.m. If you wish to participate in a public hearing, you may access the meeting by the internet or telephone using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

The hearing is regarding the following:

(TA 21-02) Consideration with possible action on the request to amend Sections 13.605, 14.302, and 14.303 of the Green Bay Municipal Code related to removal of Area Development Plan (ADP) language, submitted by Community and Economic Development.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay
Department of Community and Economic Development
Attn: Stephanie Hummel
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact Stephanie Hummel at (920) 448-3424 or Stephanie.Hummel@greenbaywi.gov.

Publication Dates: March 29, 2021 and April 5, 2021



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.10

(TA 21-02) Consideration with possible action on the request to amend Sections 13.605, 14.302 and 14.303 of the Green Bay Municipal Code related to removal of Area Development Plan (ADP) language, submitted by Community and Economic Development.

BACKGROUND

Reason for Request: To remove all Area Development Plan (ADP) language from the Green Bay Municipal Code

Report: Area Development Plans (ADPs) were initially a planning tool used to map undeveloped areas of the City to help guide development. While the Official Map contains future roadways, parks, trails, and other public facilities, ADPs were specific to housing developments and roadways within those areas. They were numbered at the time of creation, with each section of the City having an ADP number even if no ADP was created for that area.

Planning Staff no longer uses the ADPs as a guide as most of our land is developed, and the Official Map is a more comprehensive tool. To amend an ADP, staff was amending the Official Map. To remove this duplicated process with multiple names, we are requesting the removal of all ADPs in the City. The Official Map will still reflect all future public facilities as it does now. This Text Amendment request is being processed along with a Official Map Amendment application to remove the ADP boundaries and numbers from our Official Map.

ADPs are only mentioned in Sections 13.605, 14.302, and 14.303 of the Green Bay Municipal Code. A draft copy of the ordinance is attached within this agenda.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

April 12, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.11

(OMA 21-02) Consideration with possible action on the request to remove all Area Development Plans (ADPs) from the City's Official Map, submitted by Community and Economic Development.

BACKGROUND

Primary Address: City-wide

Reason for Request: To remove all Area Development Plans (ADPs) from the City's Official Map

Analysis: Area Development Plans (ADPs) were initially a planning tool used to map undeveloped areas of the City to help guide development. While the Official Map contains future roadways, parks, trails and other public facilities, ADPs were specific to housing developments and roadways within those areas. They were numbered at the time of creation, with each section of the City having an ADP number even if no ADP was created for that area.

Planning Staff no longer uses the ADPs as a guide as most of our land is developed and the Official Map is a more comprehensive tool. To amend an ADP, staff was amending the Official Map. To remove this duplicated process with multiple names, we are requesting the removal of all ADPs in the City, which will be the removal of all ADP section lines and numbers. The Official Map will still reflect all future public facilities as it does now. This OMA request is being processed along with a Text Amendment to remove the "Area Development Plan" phrase from our Municipal Code.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

None