



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 24, 2022, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

1. Members: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Derius Daniels, and Ken Rovinski.

C. Approval of the Agenda.

1. Approval of the agenda for the January 24, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the December 13, 2021, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (ZP 21-38) Public Hearing on request to authorize a Conditional Use Permit (CUP) for an accessory use with a metal exterior in a Planned Unit Development (PUD) at 1011 Tony Canadeo Run, submitted by Kurt Leahy, Spring Hill Suites, property owner (Ald. B. Johnson, District 9).
2. (ZP 21-38) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for an accessory use with a metal exterior in a Planned Unit Development (PUD) at 1011 Tony Canadeo Run, submitted by Kurt Leahy, Spring Hill Suites, property owner (Ald. B. Johnson, District 9).
3. (ZP 21-39) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a two-family dwelling in a Low Density Residential (RI) district at 207 South Locust Street, submitted by Shannon Malott, on behalf of James Seidl, property owner (Ald. C. Wery,

District 8).

4. (ZP 21-39) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a two-family dwelling in a Low Density Residential (RI) district at 207 South Locust Street, submitted by Shannon Malott, on behalf of James Seidl, property owner (Ald. C. Wery, District 8).
5. (ZP 21-40) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Arby's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).
6. (ZP 21-40) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Arby's) in a General Commercial (CI) District at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).
7. (ZP 21-41) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a drive-through Coffee Shop (Scooter's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner. (Ald. J. VanderLeest, District 11).
8. (ZP 21-41) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a drive-through Coffee Shop (Scooter's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).

F. Informational.

1. Director's Report.
2. Date of the next meeting: February 7, 2022

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

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 DC)

+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

Passcode: 483400

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

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

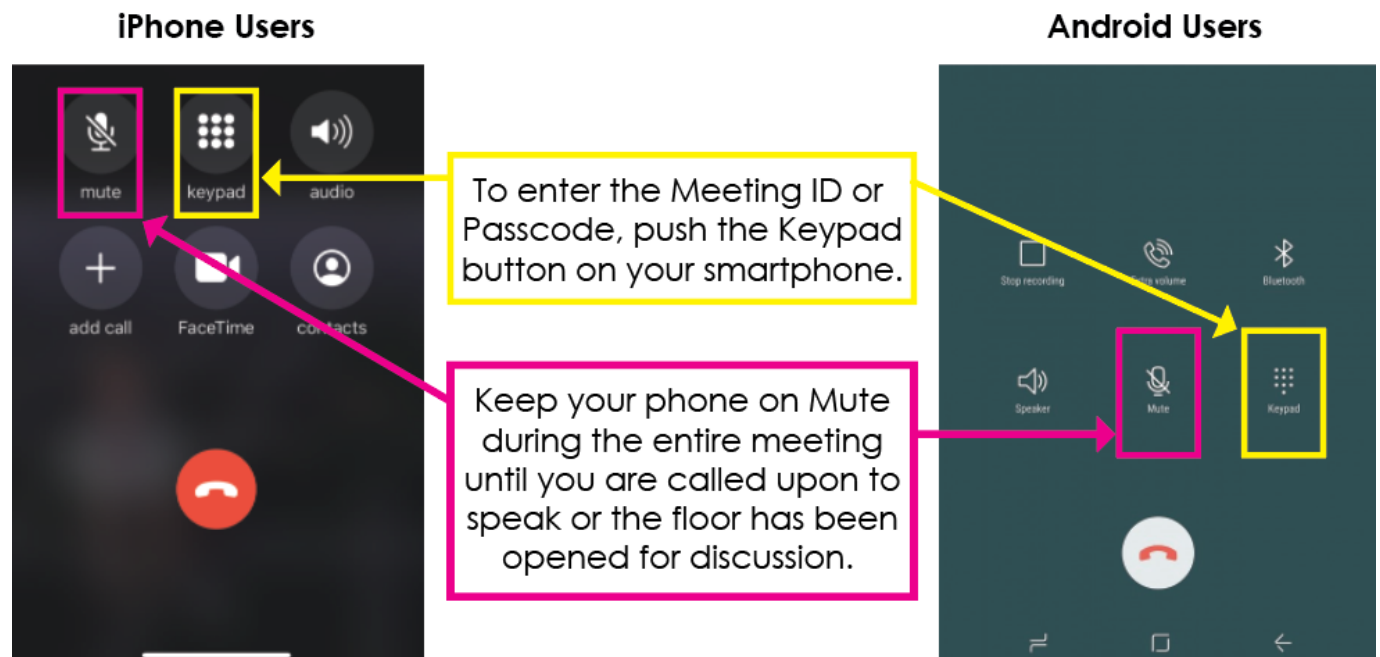
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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





Report to the Green Bay Plan Commission

MEETING DATE

January 24, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(ZP 21-38) Public Hearing on request to authorize a Conditional Use Permit (CUP) for an accessory use with a metal exterior in a Planned Unit Development (PUD) at 1011 Tony Canadeo Run, submitted by Kurt Leahy, Spring Hill Suites, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-38 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1011 Tony Canadeo Run
(ZP 21-38)**

The Green Bay Plan Commission will hold a public hearing on **Monday, January 24, 2022**, 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=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

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Passcode: 483400

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

The hearing is regarding the following:

To authorize a Conditional Use Permit (CUP) for an accessory shed with a metal exterior in a Planned Unit Development (PUD) at 1011 Tony Canadeo Run, submitted by Kurt Leahy, Spring Hill Suites, property owner.

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

City of Green Bay

Community and Economic Development

Attn: Stephanie Hummel, AICP

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: January 10, 2022, and January 17, 2022



Report to the Green Bay Plan Commission

MEETING DATE

January 24, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 21-38) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for an accessory use with a metal exterior in a Planned Unit Development (PUD) at 1011 Tony Canadeo Run, submitted by Kurt Leahy, Spring Hill Suites, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Reason for Request: To allow for an accessory structure (shed) with a metal exterior.

Surrounding Zoning and Land Uses:

SUBJECT: Planned Unit Development (PUD) - Commercial, Hotel

NORTH: Planned Unit Development (PUD) - Commercial, Brewery

SOUTH: Village of Ashwaubenon - Vacant

EAST: Planned Unit Development (PUD) - Commercial, Bar

WEST: Planned Unit Development (PUD) - Vacant, Parking Lot

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial use.

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 compliant with the future land use map.

Report: The subject property is in the Legends District Planned Unit Development (PUD) and is the site of Spring Hill Suites. The applicant is proposing a metal accessory structure located in the side yard parking area. Per Section 44-741(b)(5), structures with a metal exterior finish exceeding 120 square feet require a Conditional Use Permit (CUP). The proposed structure is 12-ft. x 16-ft., 192 square feet and will be used as a shed with no electric or water hook-ups. Site plans and manufacturer's specifications are attached.

In the review of the CUP, the Zoning Ordinance Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
- (2) 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.*
- (3) 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.*
- (4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*

- (5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
- (6) Adequate parking facilities as specified in Article XVIII of this chapter.*
- (7) 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.*

While the Legends District PUD does specify that no more than 20% of a building shall be metal, staff believes this is in reference to principal structures. Even when considering the property as a whole, the proposed metal shed does not meet 20% of the entire site's facade. The PUD also states that building materials shall be complementary colors. Staff does not have the color selection as of the drafting of this report but does feel it is important that the shed be complementary to the principal structure. This structure is generally not visible from the right-of-way (street views attached). This structure meets all other standards of the Zoning Code and Legends District Master Plan and PUD, and will go through standard Site Plan Review.

Planning staff feels approval of this request meets the standards above, is keeping with surrounding land uses, and is an appropriate addition. Alder Johnson and adjacent property owners have been notified of the request. As of the drafting of this report, staff has not received an inquiry or objection to the request.

RECOMMENDATION

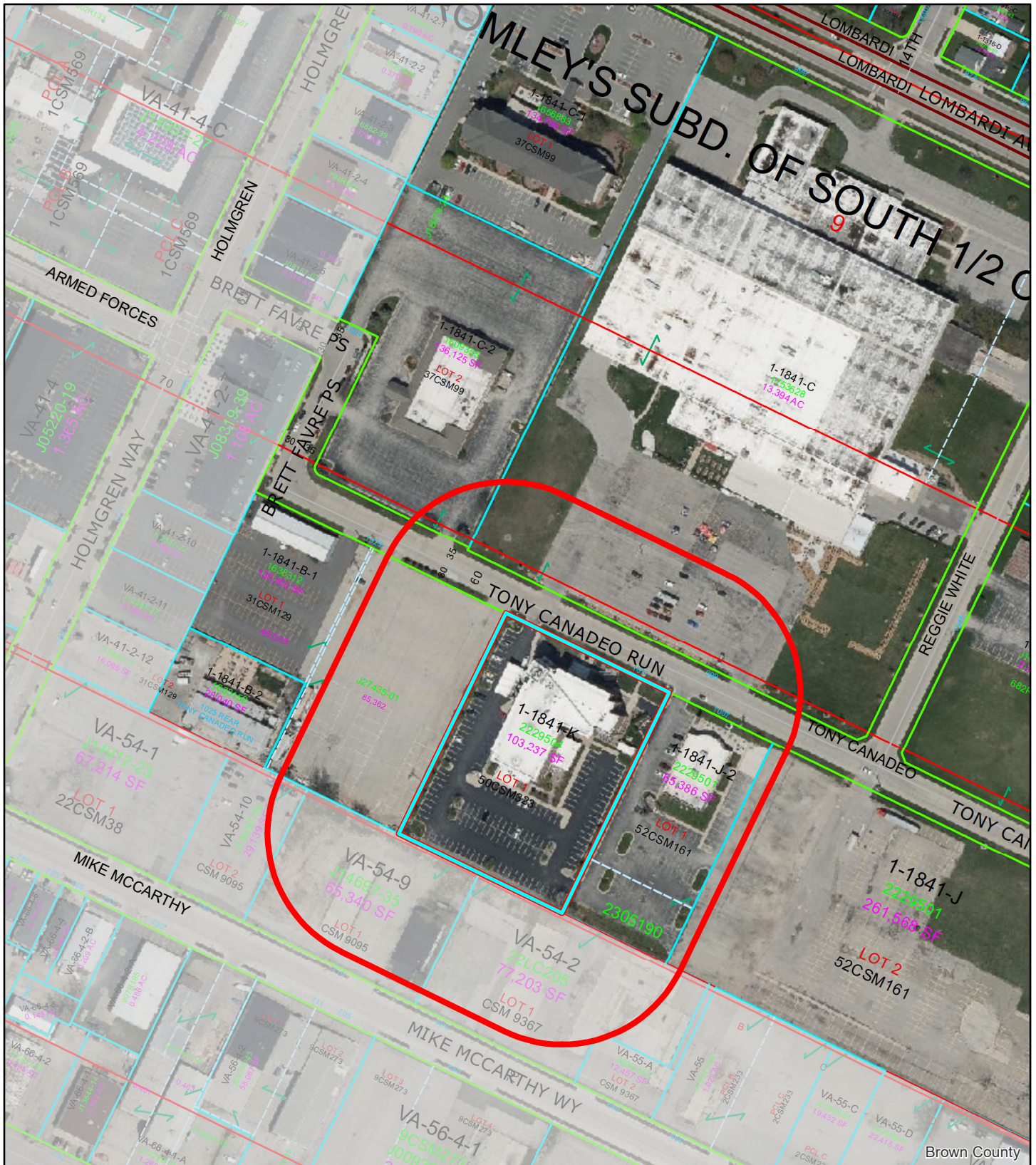
Approval of the request, subject to the following conditions:

1. Colors for the metal accessory structure must be complementary to the color scheme of the principal building, as approved by Planning Staff.
2. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-38 Map
2. ZP 21-38 Site Plan 1
3. ZP 21-38 Site Plan 2
4. ZP 21-38 Street View 1
5. ZP 21-38 Street View 2
6. ZP 21-38 Manuf. Spec



(ZP 21-38) Conditional Use Permit 1011 Tony Canadeo Run

0 55 110 220 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. E.R. 06 Jan 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 1011 Tony Canadeo Run
- 200-ft. Notification Area

SITE PLAN

1 maps can be found on the City of Green Bay website under GIS Mapping to use as a Site Plan
<https://greenbaywi.gov/180/GIS-Mapping> or Google mapping can also be used to make a Site Plan.

Address: 1011 TONY CANADEO RUN

Parcel No: _____

Subdivision: _____

Lot No.: _____

☐ Lot Size and Dimensions

☐ Building(s) Location

☐ Size

☐ Number of Stories

☐ Use

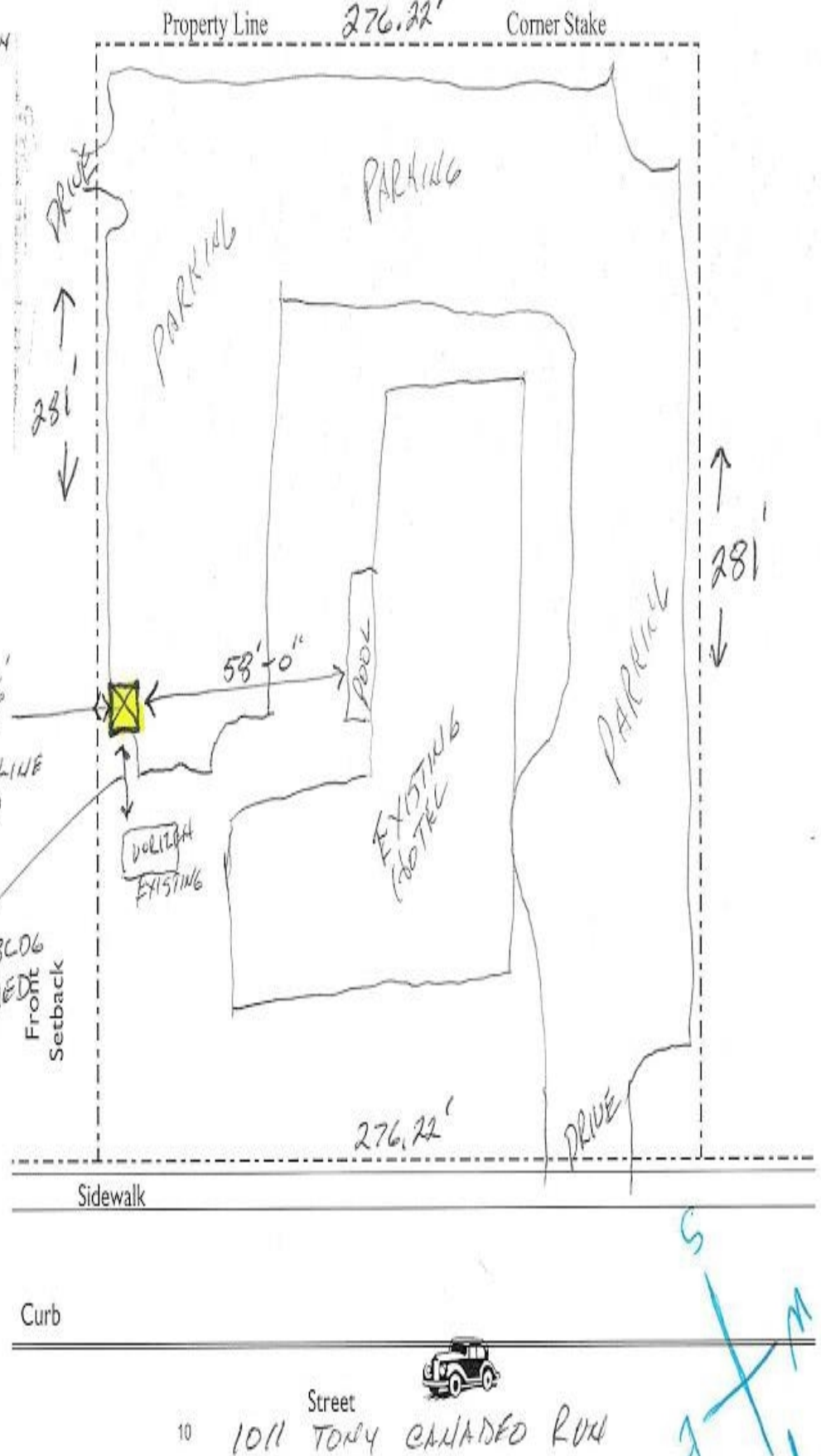
☐ Setbacks from Property Lines

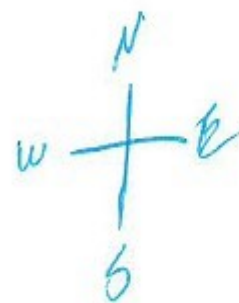
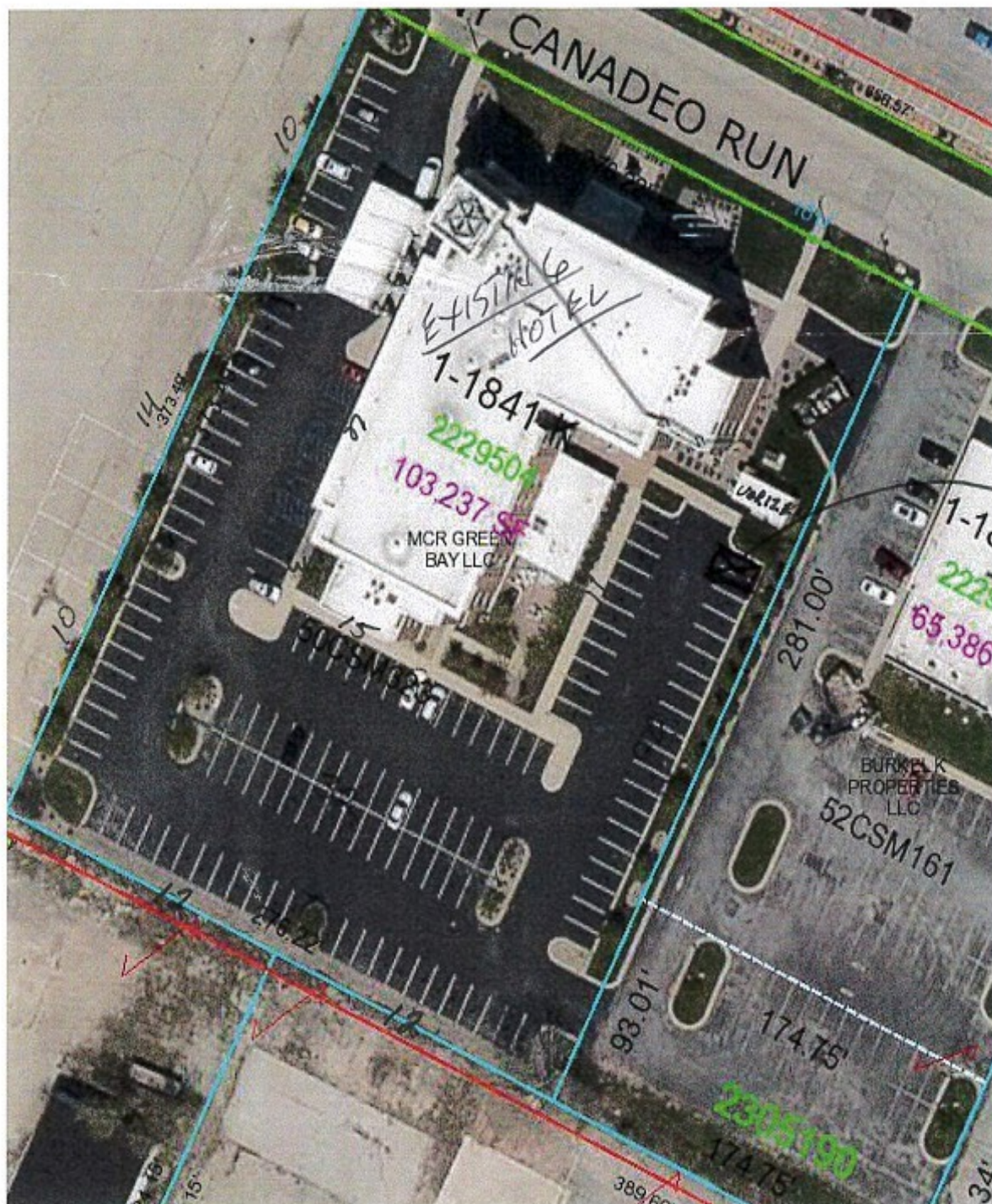
HOTEL
127 - ROOMS

NO ELECTRIC
 NO WATER
 SINGLE STORY
 PROPOSED 12X16
 STORAGE SHED
 11' SIDE PROP. LINE
 TO SHED

21' VORIZEN BLDG
 TO STORAGE SHED
 Front
 Setback

PARKING
 6 - HANDICAP
 139 - REG PARKING
 145 - TOTAL PARKING





PROPOSED 12x16
 SHED LOCATION
 BACK OF SHED TO SIDE
 PROPERTY = 11'-0"
 SIDE OF SHED TO VORIZE
 BLDG = 21'-0"
 FRONT OF SHED TO
 SNS POOL = 58'-0"
 NO ELECTRICAL
 NO WATER/SEWER

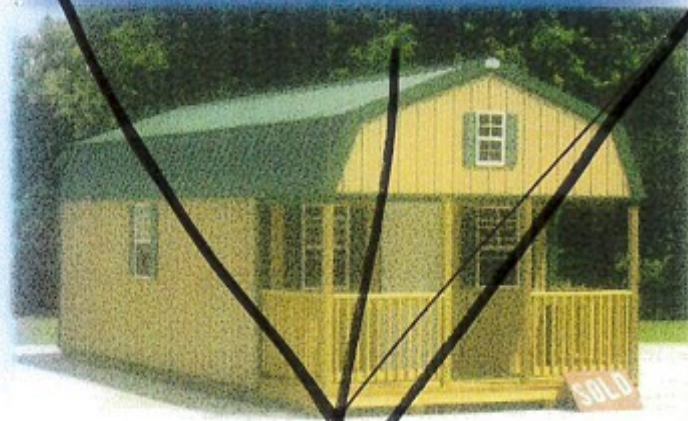
6 H.C.
 139 Reg
 145 Total
 Parking

1011 ONLY CANADEO RUN
 SITE PLAN





Deluxe Barn



Shown with optional ramp & gravel pad installed

- 7'3" Walls • 6-panel entry door (78")
- 4' Porch with railing, Lofts, Victorian L-brackets
- Windows: 10' & 12' Sheds (3) 2'x3', All Others (4) 2'x3'

Size	Price	Size	Price
10x16	\$4,505	14x24*	\$8,648
10x20	\$5,275	14x28*	\$9,722
12x16	\$5,476	14x32*	\$10,682
12x20	\$6,262	14x36*	\$11,642
12x24	\$7,106	14x40*	\$12,602
12x28	\$7,952	16x28*	\$12,056
12x32	\$8,796	16x32*	\$13,024
12x36	\$9,642	16x36*	\$13,992
12x40	\$10,487	16x40*	\$14,960

Utility Garage



Shown with optional ramp & gravel pad installed

- 8' 3" Walls
- 6-panel entry door (82") • (1) 2'x3' window
- 9x7 Rollup door, HD floor (Floor joists 12" o.c.)

Size	Price	Size	Price
12x20	\$5,616	14x32*	\$9,507
12x24	\$6,383	14x36*	\$10,386
12x28	\$7,150	14x40*	\$11,264
12x32	\$7,918	16x24*	\$9,768
12x36	\$8,685	16x28*	\$10,657
12x40	\$9,452	16x32*	\$11,547
14x20*	\$6,772	16x36*	\$12,436
14x24*	\$7,750	16x40*	\$13,326
14x28*	\$8,629		

Family Owned - Since 2005

Cabin



Shown with optional shutters & window in loft

- 7'3" Walls • 6-panel entry door (82")
- Windows: 10' & 12' Sheds (3) 2'x3', All others (4) 2'x3'
- 4' Porch with railing, Lofts, Victorian L-brackets, 6/12" roof pitch

Size	Price	Size	Price
10x16	\$4,369	14x24*	\$8,379
10x20	\$5,045	14x28*	\$9,405
12x16	\$5,314	14x32*	\$10,331
12x20	\$6,005	14x36*	\$11,257
12x24	\$6,796	14x40*	\$12,183
12x28	\$7,587	16x28*	\$11,415
12x32	\$8,379	16x32*	\$12,359
12x36	\$9,170	16x36*	\$13,303
12x40	\$9,961	16x40*	\$14,247

Cottage



Shown with optional shutters, window in loft & 11-lite door painted green, Seamless metal "Log Cabin" siding, Naturalistic appearance without the maintenance!

- 8'3" Walls • 1" o.c. studs
- 6-panel entry door (82") • House wrap • 10" Eaves
- 4' Porch with railing, Lofts, Victorian L-brackets, 6/12 roof pitch
- Insulated windows: 10' & 12' Sheds (3) 2'x3', All others (4) 2'x3'

Size	Price	Size	Price
10x16	\$7,218	12x36	\$15,374
10x20	\$8,475	12x40	\$16,840
12x16	\$9,038	14x24	\$13,576
12x20	\$10,105	14x28	\$14,852
12x24	\$11,272	14x32	\$16,128
12x28	\$12,540	14x36	\$17,404
12x32	\$13,908	14x40	\$19,182

The Lord is nigh unto all them that call upon him,
to all that call upon him in truth. Psalms 145:18



Report to the Green Bay Plan Commission

MEETING DATE

January 24, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(ZP 21-39) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a two-family dwelling in a Low Density Residential (R1) district at 207 South Locust Street, submitted by Shannon Malott, on behalf of James Seidl, property owner (Ald. C. Wery, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-39 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
207 S. Locust Street
(ZP 21-39)**

The Green Bay Plan Commission will hold a public hearing on **Monday, January 24, 2022**, 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=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

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Passcode: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

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

The hearing is regarding the following:

To authorize a Conditional Use Permit (CUP) for a two-family dwelling in a Low Density Residential (RI) district at 207 S. Locust Street, submitted by Shannon Malott, on behalf of James Seidl, property owner.

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

City of Green Bay

Community and Economic Development

Attn: Stephanie Hummel, AICP

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: January 10, 2022, and January 17, 2022



Report to the Green Bay Plan Commission

MEETING DATE

January 24, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(ZP 21-39) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a two-family dwelling in a Low Density Residential (RI) district at 207 South Locust Street, submitted by Shannon Malott, on behalf of James Seidl, property owner (Ald. C. Wery, District 8).

BACKGROUND

Reason for Request: To allow for a two-family dwelling in the R-I Zoning District.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (RI) - Vacant 4-plex

NORTH: Low Density Residential (RI) - Single-Family Home

SOUTH: Low Density Residential (RI) - Single-Family Home

EAST: Low Density Residential (RI) - Single, Two, and Multi-Family Homes

WEST: Low Density Residential (RI) - Single-Family Homes

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for 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 compliant with the future land use map.

Report: The subject property is located at 207 S. Locust Street and the parcel is .269 acres. The structure is currently a vacant 4-plex. The proposed site plan shows this structure being converted to a duplex, with one unit having four (4) bedrooms and the other having two (2). Existing and proposed site plans are attached, along with a street view of this property.

In the review of the CUP, the Zoning Ordinance Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

- (1) *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
- (2) *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.*
- (3) *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.*
- (4) *Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
- (5) *Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*

- (6) Adequate parking facilities as specified in Article XVIII of this chapter.
- (7) 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.

Additionally, Section 44-1580(b) details the following:

(b) Two-family dwelling, duplex in R-1 Residential Districts.

(1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.

(2) Access to the second dwelling unit shall be either through a common hallway with one front entrance or by means of a separate entrance. The primary entrance shall be located on the facade fronting a public street.

(3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no duplex shall be constructed and no single-family dwelling shall be converted to a duplex within a distance of 300 feet from any other two-family or multifamily dwelling located within the same block without a conditional use permit.

(4) Duplexes shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all building elevations designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.

This proposal meets the criteria of both code sections above. While Section 44-1580(b)(3) does not apply as this is a 4-plex being converted to a duplex (not new construction or a single being converted), the attached density exhibit shows that this neighborhood is predominately single-family homes. The conversion of this unit from four (4) to two (2) units is fitting with the neighborhood.

Planning staff feels approval of this request meets the standards above, is keeping with surrounding land uses, and is an appropriate conversion of a property. Alder Wery and adjacent property owners have been notified of the request. As of the drafting of this report, staff has not received an inquiry or objection to the request.

RECOMMENDATION

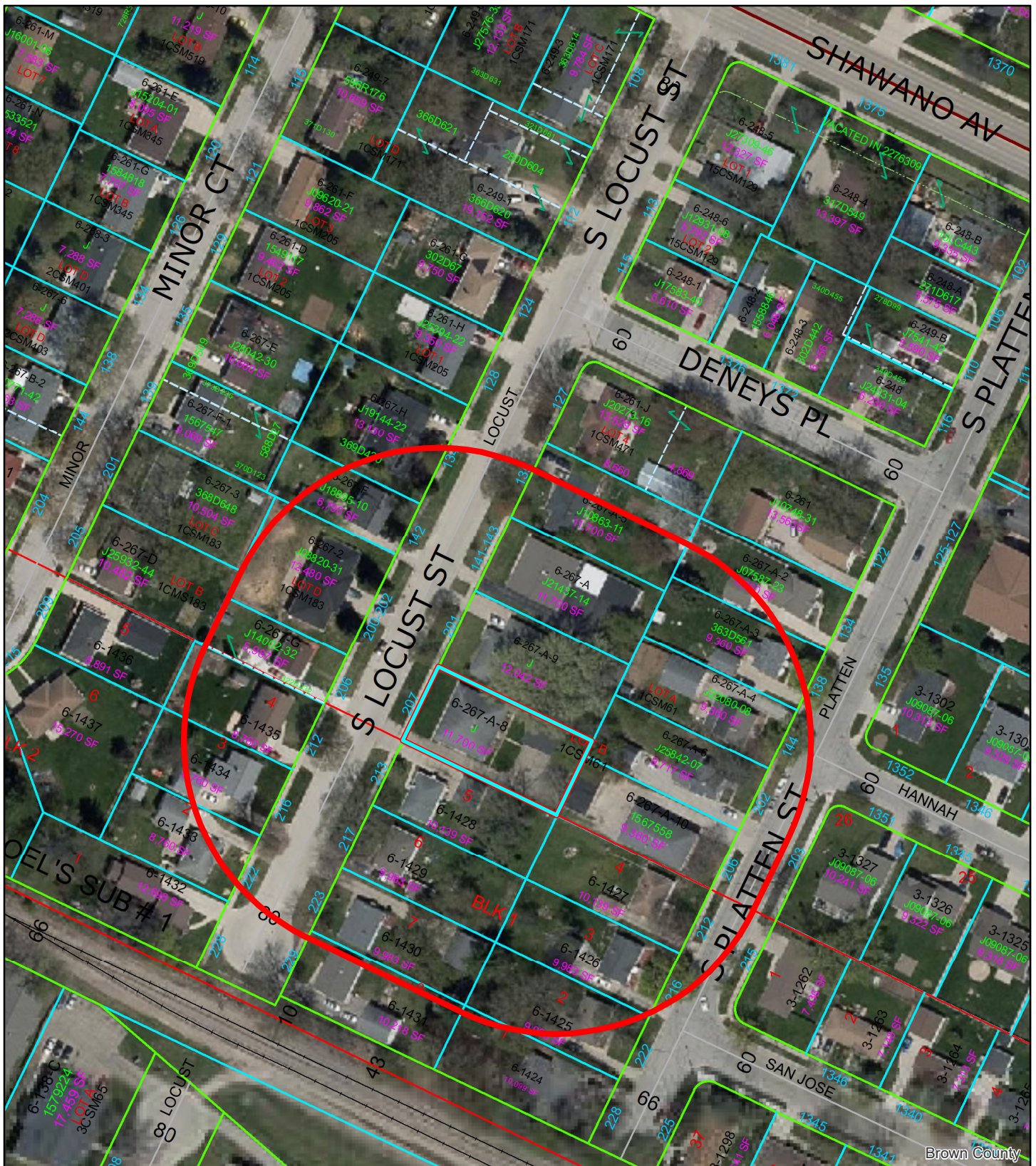
Approval of the request, subject to the following conditions:

1. Site plan must comply with the Universal Dwelling Code in reference to two-unit dwellings.
2. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-39 Map
2. ZP 21-39 Proposed Site Plan
3. ZP 21-39 Street View
4. ZP 21-39 Density Exhibit
5. ZP 21-39 Existing Site Plan 1
6. ZP 21-39 Existing Site Plan 2



Brown County



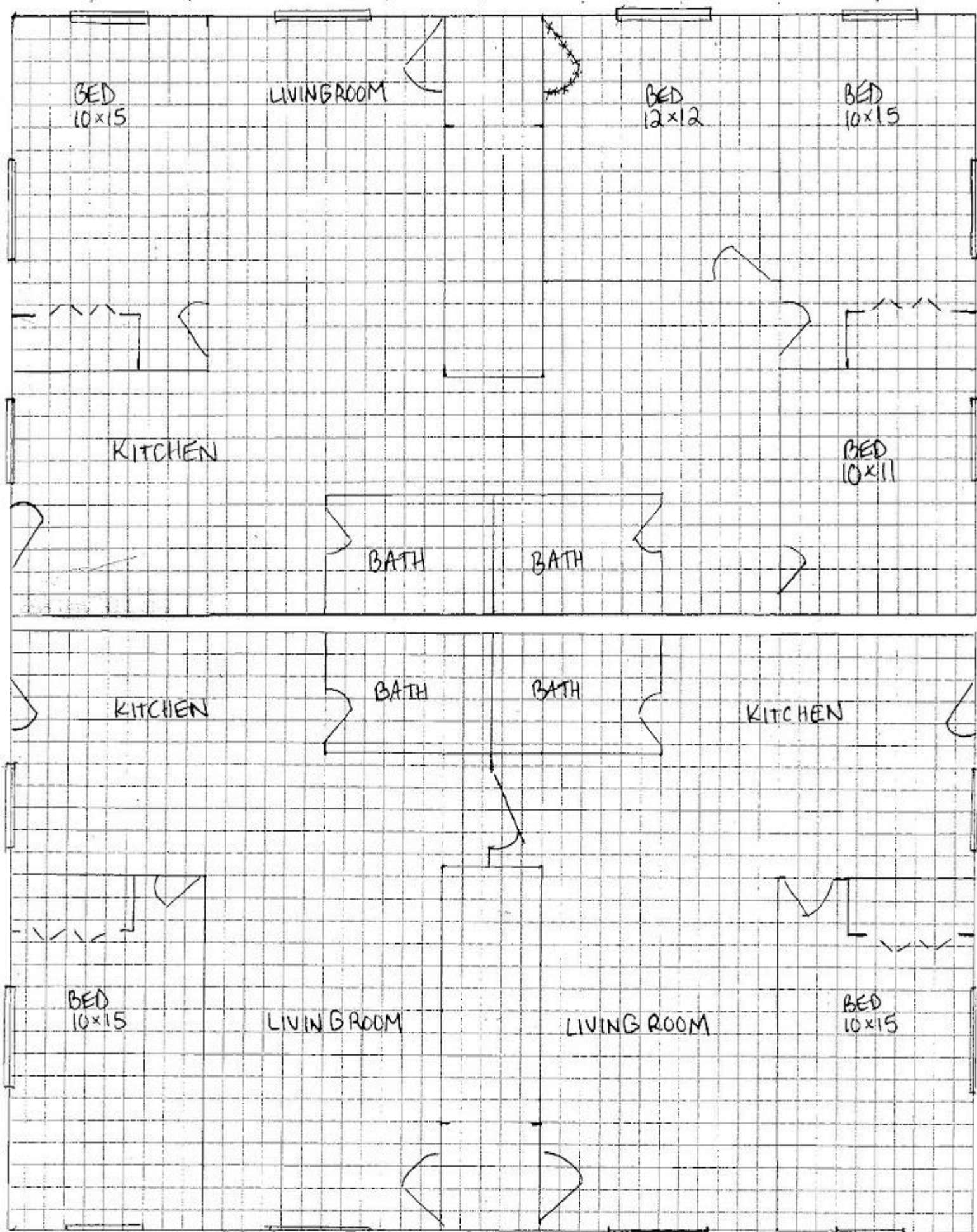
(ZP 21-39) Conditional Use Permit 207 S Locust Street



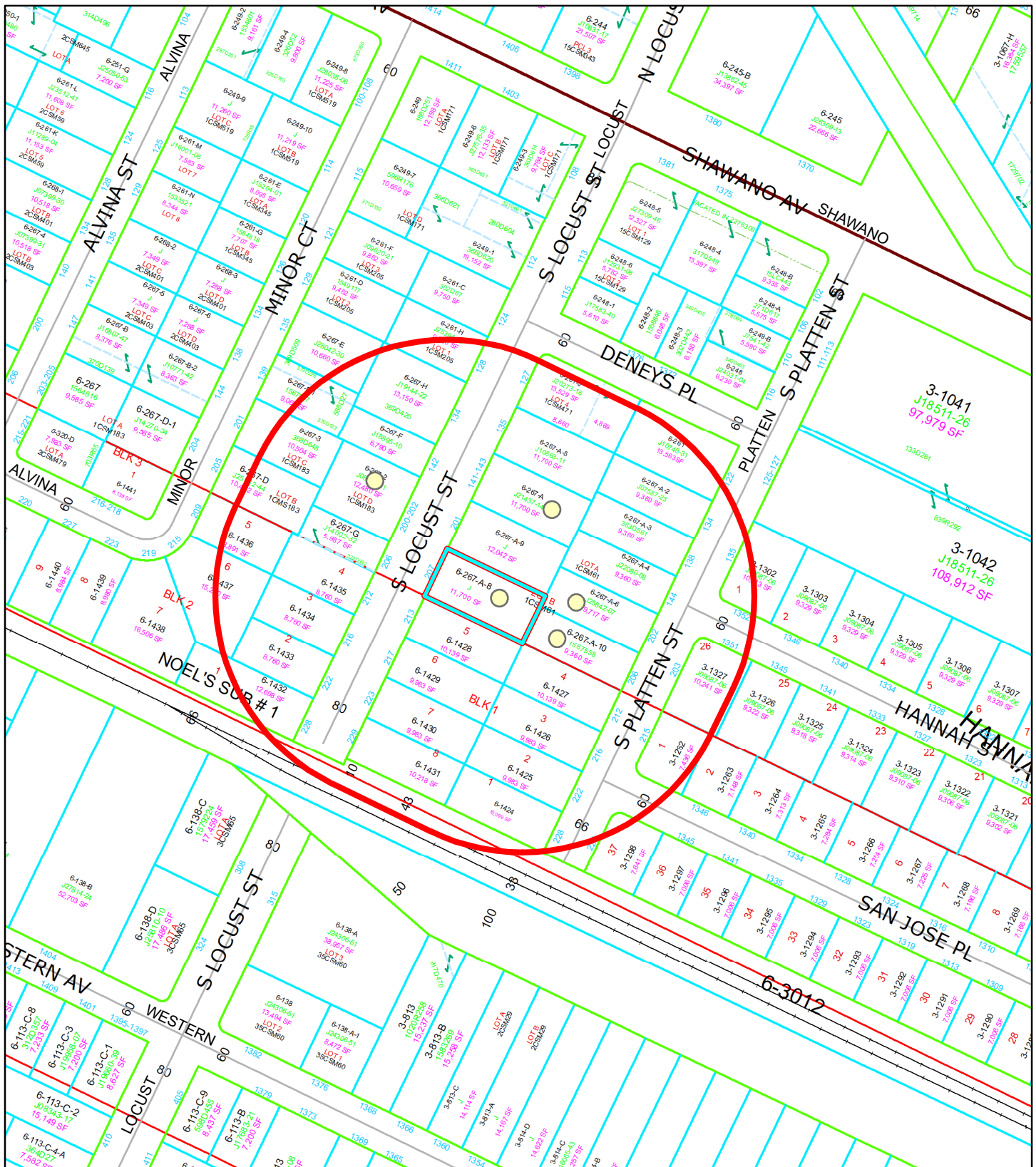
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 06 Jan 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 207 S Locust Street
- 200-ft. Notification Area

207 S. Locust St - GARAGE SIDE - After





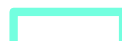


(ZP 21-39) Density Exhibit

0 55 110 220 Feet N



2- or 4-Unit Homes



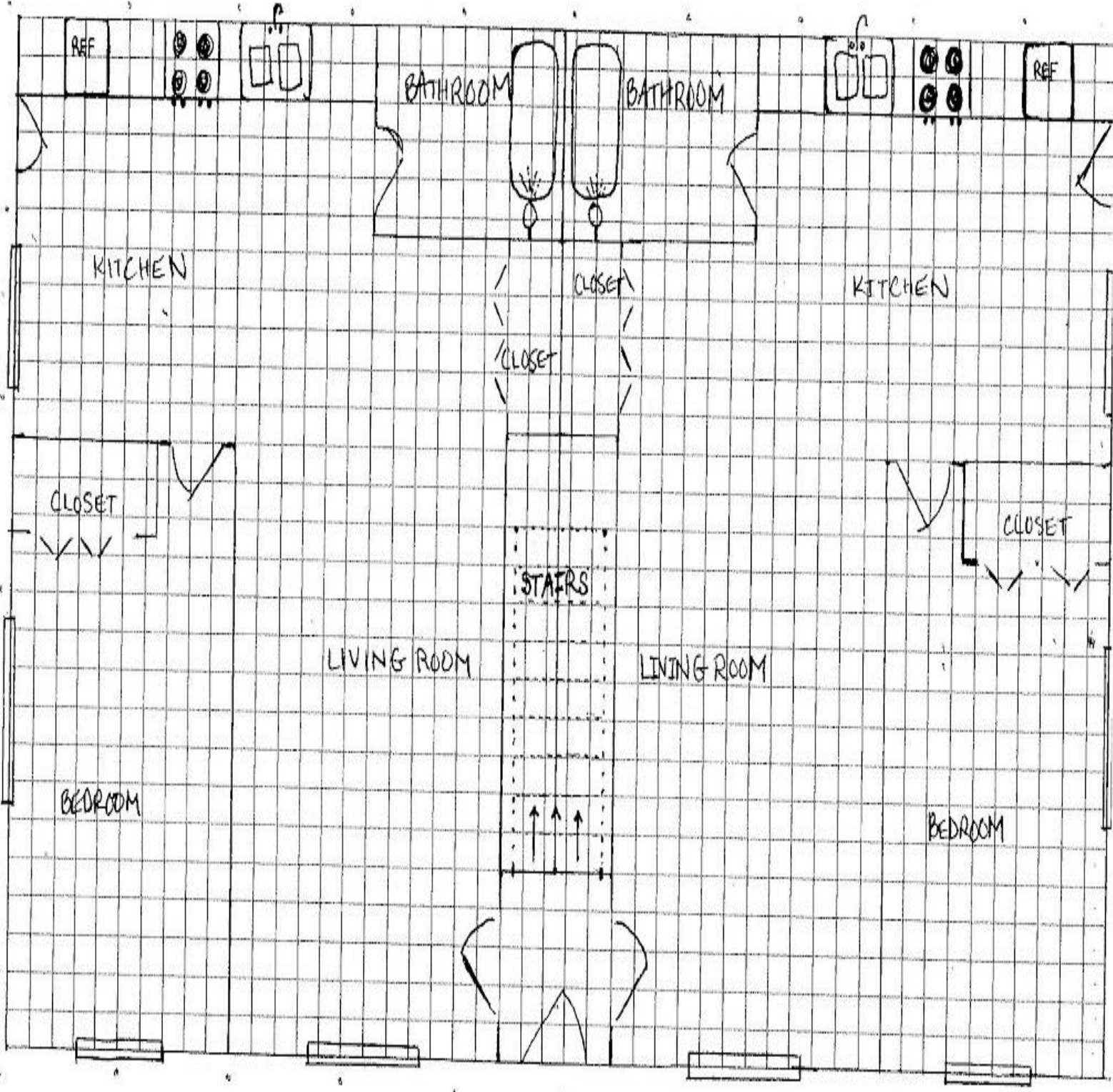
207 S Locust Street



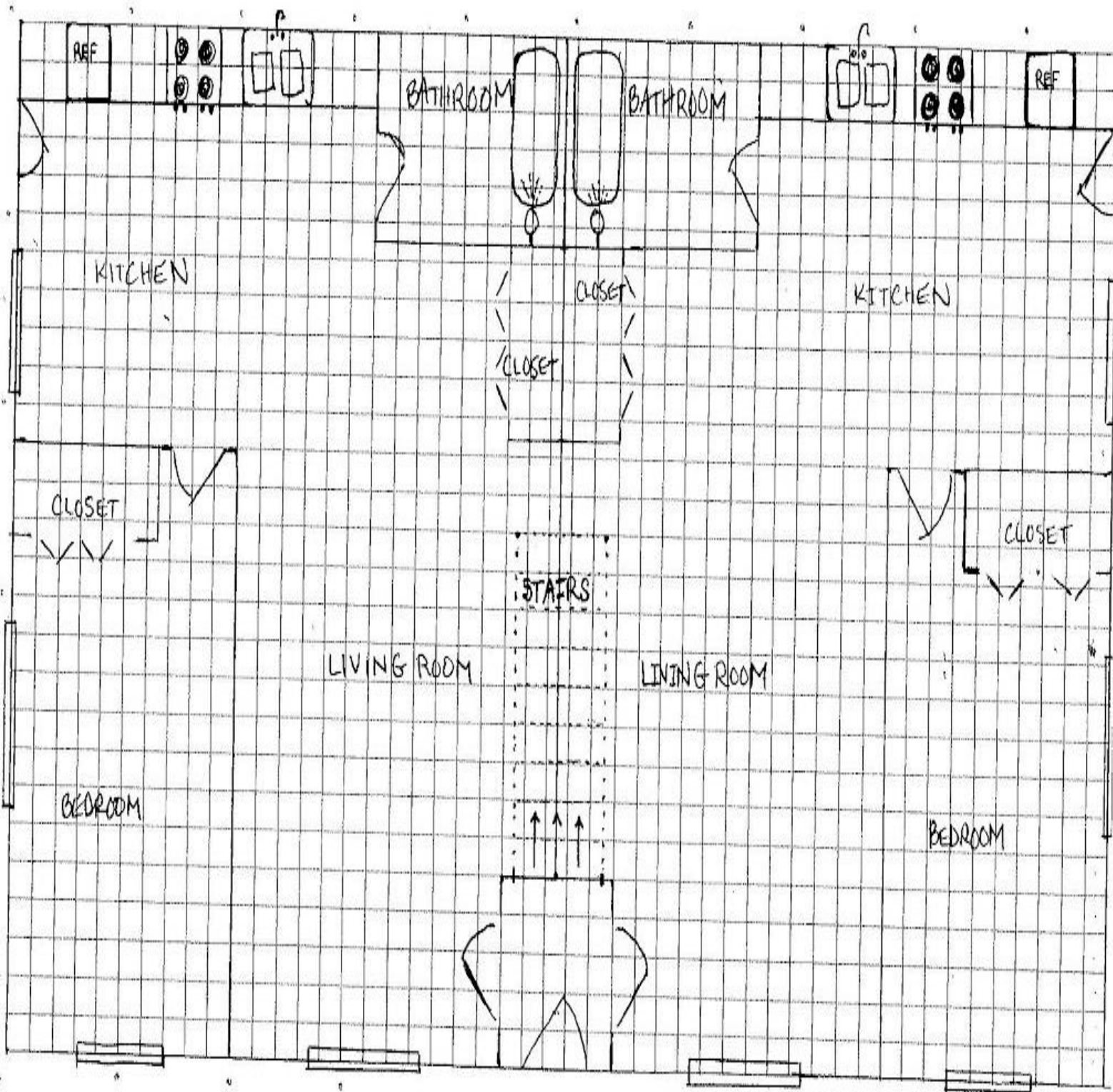
300-foot radius



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. E.R. 17 Jan 2022 X:\Planning\Basemaps\template_8.5x11.mxd



207 S. Locust St. GARAGE SIDE - before



207 S. Locust St Roadside - Before



Report to the Green Bay Plan Commission

MEETING DATE

January 24, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(ZP 21-40) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Arby's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).

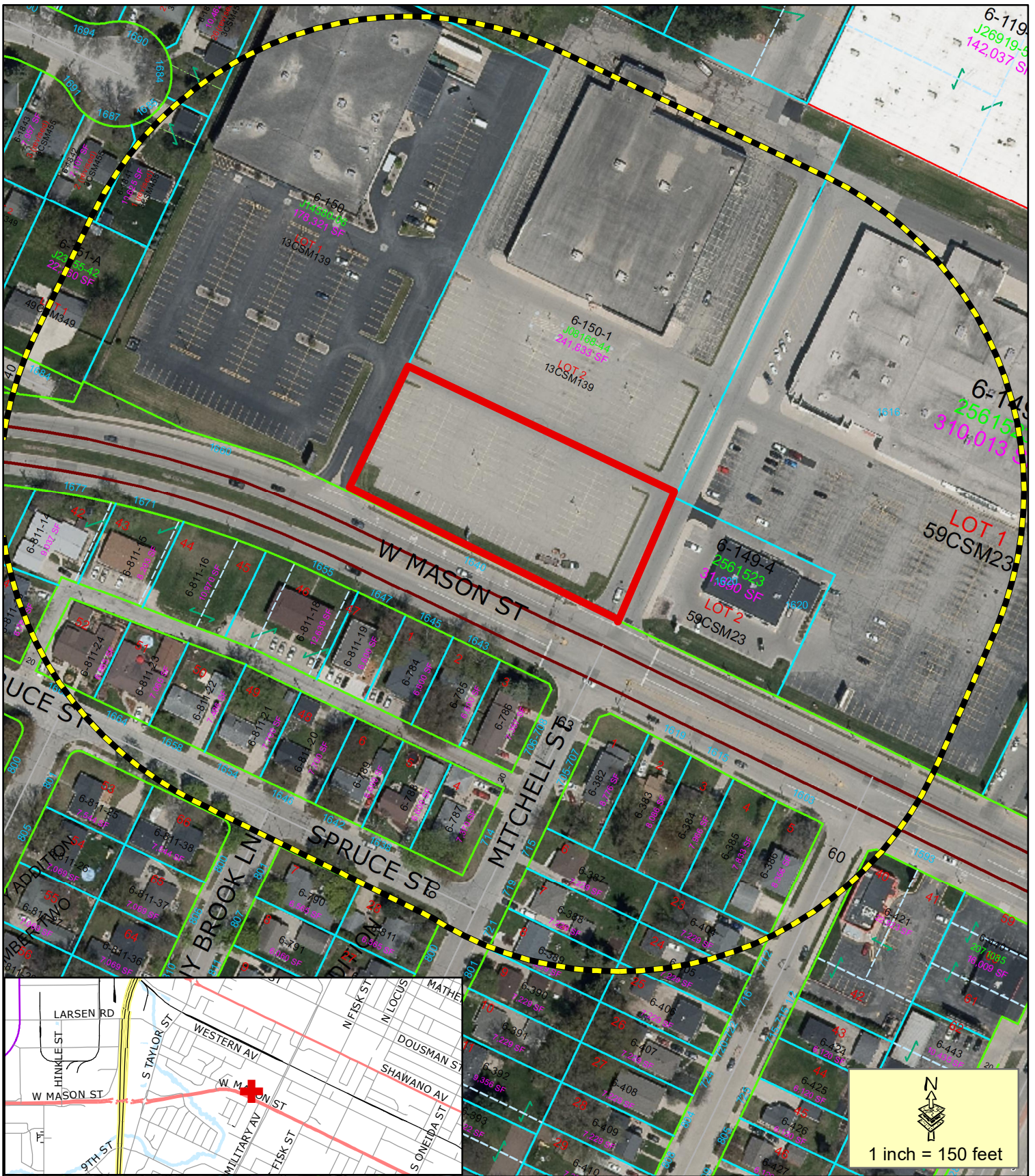
BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-40 & 41 PropMap
2. ZP 21-40 Class 2 Pub PC Mtg



- Proposed CUP
- 400' Property Owner Notice

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 DB

Zoning Petition (ZP 21-40 & 21-41)

Proposed Conditional Use Permit (CUP) for Drive-throughs at 1640 West Mason Street



For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1640 West Mason Street
(ZP 21-40)**

The Green Bay Plan Commission will hold a public hearing on **Monday, January 24, 2022**, 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=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,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=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC, property owner. (Ald. J. VanderLeest, District 11)

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

City of Green Bay

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 david.buck@greenbaywi.gov.

Publication Dates: January 10, 2022 and January 17, 2022



Report to the Green Bay Plan Commission

MEETING DATE

January 24, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(ZP 21-40) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Arby's) in a General Commercial (C1) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).

BACKGROUND

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

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1) - Parking area

NORTH: General Commercial (C1) - Commercial service

SOUTH: Varied Density Residential (R-3) - Multi-family Residential

EAST: General Commercial (C1) - Commercial retail & service

WEST: General Commercial (C1) - Commercial retail & religious institution

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area for commercial land 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 subject property is located on the north side of West Mason Street approximately 700 feet west of the West Mason – Military Avenue intersection. The subject property is currently a single 5.55-acre parcel containing a 46,000 square foot “medium box” commercial building housing Planet Fitness Health Club. The property owner proposes to subdivide the West Mason Street frontage creating two new lots. The westernmost lot is proposed to be .35 acres/15,450 square feet and be the future location of a Scooter's drive-through coffee shop and the easternmost lot is proposed to be .85 acres/37,079 square feet and be the future location for a full-service Arby's Restaurant with drive-through. Both proposed drive-through uses require conditional use permits to be established in the C1 district. This conditional use permit request is for the Arby's Restaurant location.

The petitioner is requesting conditional use approval to allow for the removal of approximately 1.03 acres/45,000 square feet of underutilized existing parking lot and the construction of a 2,597 square foot full-service restaurant (dine-in & drive-through) located along the West Mason Street frontage adjacent a shared driveway on the east. The proposed site will be improved with the restaurant itself, 28 parking stalls, loading zone, two drive-through order lanes, refuse enclosure and site landscaping. Pedestrian customer entrances are to be located on both the west and south side of the building, drive-through order boards on the east side & pick-up window on the north. Vehicular access will be provided from two shared

driveways onto West Mason Street.

Staff has conducted a cursory review of the site plan and it appears to meet zoning code requirements with a few exceptions; however, a full site plan review will be conducted prior to official site plan approval. The City Traffic Engineer has reviewed the project related to traffic 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 Chapter 44, Article II, Section 44-83 (e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *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.*
3. *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.*
4. *Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
5. *Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
6. *The conditional use shall have adequate parking facilities as specified in Article XVIII of this chapter.*
7. *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 and possible disparity with the fifth (5) & seventh (7) standard:

Standard 5: Although the proposed lot will have West Mason Street frontage, once divided from the parent parcel, it will not have direct vehicular access. Though it will be required as part of the land division, staff also recommends a condition that an access easement (recorded with the Brown County Register of Deeds and supplied to the city) be provided to the proposed lot from the parent parcel (parcel no. 6-150-1) for as long as the use is conducted on the proposed property.

Additionally, code requires pedestrian access to sidewalks within the right-of-way, when possible. As the grade seems quite mild at this location, staff recommends that a pedestrian connection be provided from the internal pedestrian way to the West Mason Street sidewalk unless deemed infeasible by the Department of Public Works based on handicap accessibility.

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 0.07. The F.A.R. is used in assuring that density is met within commercial districts, optimizes land area for tax base and to minimize the presence of vacant surface area within a development site. The applicant has made an application to the Board of Appeals for relief from the F.A.R. standard and received a variance on December 20, 2021.

Staff feels the proposed restaurant with a drive-through is not only an acceptable land use for the area but is especially appropriate along the Mason Street corridor. Staff believes the removal of underutilized parking and inclusion of a corridor/neighborhood business is a great improvement and addition to the lot itself and the area as a whole. Alderperson VanderLeest, adjacent property owners and the Fireman's Park Neighborhood Association have been notified of the request. As of the drafting of this report, staff has not received any calls regarding this request.

RECOMMENDATION

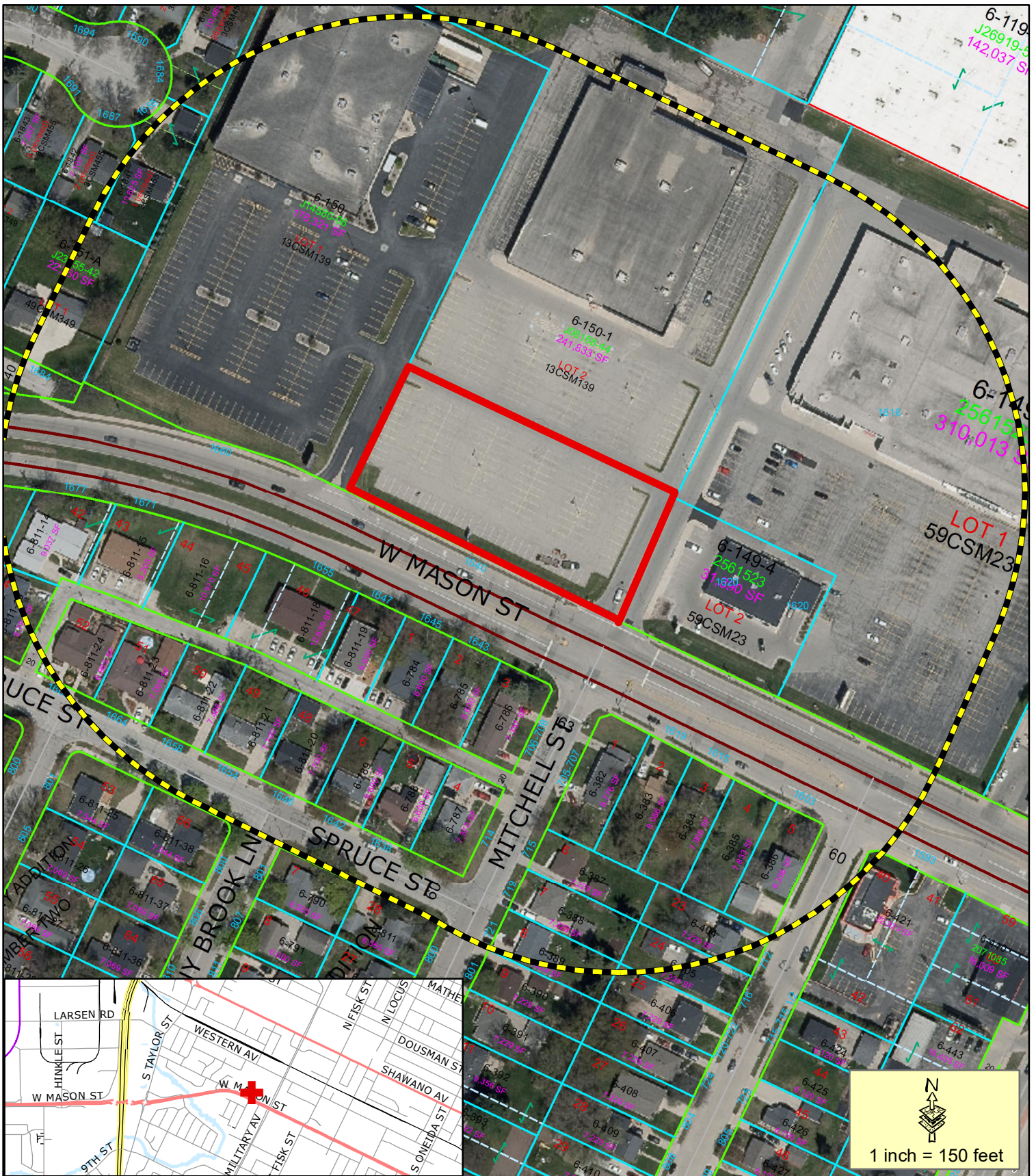
Approval of request, subject to:

1. Access easement be provided to the proposed lot from the parent parcel (No. 6-150-1) for as long as the use is conducted on the proposed property. Easement document must be recorded with the Brown County Register of Deeds and provided to the city prior to building permit issuance.
2. Pedestrian connection be provided from the internal pedestrian way to the West Mason Street sidewalk unless deemed infeasible by the Department of Public Works based on handicap accessibility.
3. Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including but not limited to standard subdivision & site plan review and approvals.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-40 & 41 PropMap
2. ZP 21-40 Application
3. ZP 21-40 Resolution CUP 1640 West Mason St



- Proposed CUP
- 400' Property Owner Notice

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 DB

Zoning Petition (ZP 21-40 & 21-41)

Proposed Conditional Use Permit (CUP) for Drive-throughs at 1640 West Mason 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): Jon LeRoy Mau & Associates Date: 12/22/21
Email: jleroy@mau-associates.com Phone Number: 920.434.9670
Address: 400 Security Blvd. Sk. 1 City: Green Bay State: WI Zip Code: 54313
Property Owner: Neufeld Enterprises II LLC Phone Number: 920.494.3461
Parcel Numbers (required): 6-150-1-2
Location of Property: West Mason St @ Mitchell

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, Jon LeRoy, 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): Jon LeRoy
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).

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

Arby's

Conditional Use
Permit Request



Part of 1640 W Mason Street

December 22, 2021

Conditional Use Written Narrative (Arby's):

Please find the following written narrative and supporting documents as a request for a conditional use permit at Parcel 6-150-1-2 for the purpose of constructing and operating a drive-thru Arby's restaurant.

Arby's is seeking to develop the underused surface parking lot near street to construct a drive through and dine in restaurant. This requires a conditional use permit to be granted within the C1 zoning code for the site.

Arby's looks to create a single building which serves drive thru and dine in customers. The site has been an underused surface parking lot located off Mason Street between two existing driveways which lead to big box stores setback hundreds of feet from Mason Street.

The site is comprised of a small parcel which is 0.85 acres at the intersection of West Mason and Mitchell. Neufeld Enterprises II LLC owns the property.

Arby's seeks to create an approximately 2597 square foot building footprint to serve customers. Existing zoning for the site is C1. A variance has been approved to meet floor area ratio (FAR) minimum standards for the site. The overall site is 16,420 square feet. This results in the FAR at 0.07, rather than the 0.10 minimum for C1 sites. Document materials from the approved variance request are attached with this request.

Operations:

Arby's will operate a typical Arby's store. Arby's has seven stores in Brown County, two in the city. Arby's plans to operate 7 days a week with a handful of employees meeting customers needs. Arby's store hours will be similar to existing operations, 10a-10p, seven days week. Arby's offers a variety of premium sandwiches, meats, and fast food fare.

Customers will have access to the store through both an in restaurant dining room and drive through service. This store will eventually replace the operations down Mason Street. This still will offer far easier ingress/egress on to Mason Street with controlled intersection options at Mitchell.

Timeline:

Pending approvals for a conditional use permit to allow for a drive through approved by Council. Site recently had a CSM approved and recorded with the county. Site plans have been submitted to the city for regulatory approvals. Groundbreaking is scheduled for spring 2022 with operations to follow post construction.

Legal Description for Parcel 6-150-1-2

Lot 3 CSM 9413 in 2988633 being part of Lot 14 of Tanks Subdivision PC 2-9, WSFR, City of Green Bay, Brown County, Wisconsin

Post Script:

The conditional use permit request is being submitted at the same time as a Scooter's Coffee drive through conditional use permit request. Site plans included in this request also show Scooter's Coffee to the west. The sites are on separate parcels and will the individual franchises and operations will occur separately. The sites are both owned by Neufeld Enterprises II LLC.

The following items have been attached

-Certified Survey Map

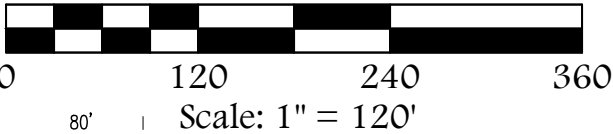
-Site Plan (for Arby's and Scooter's)

-Elevations

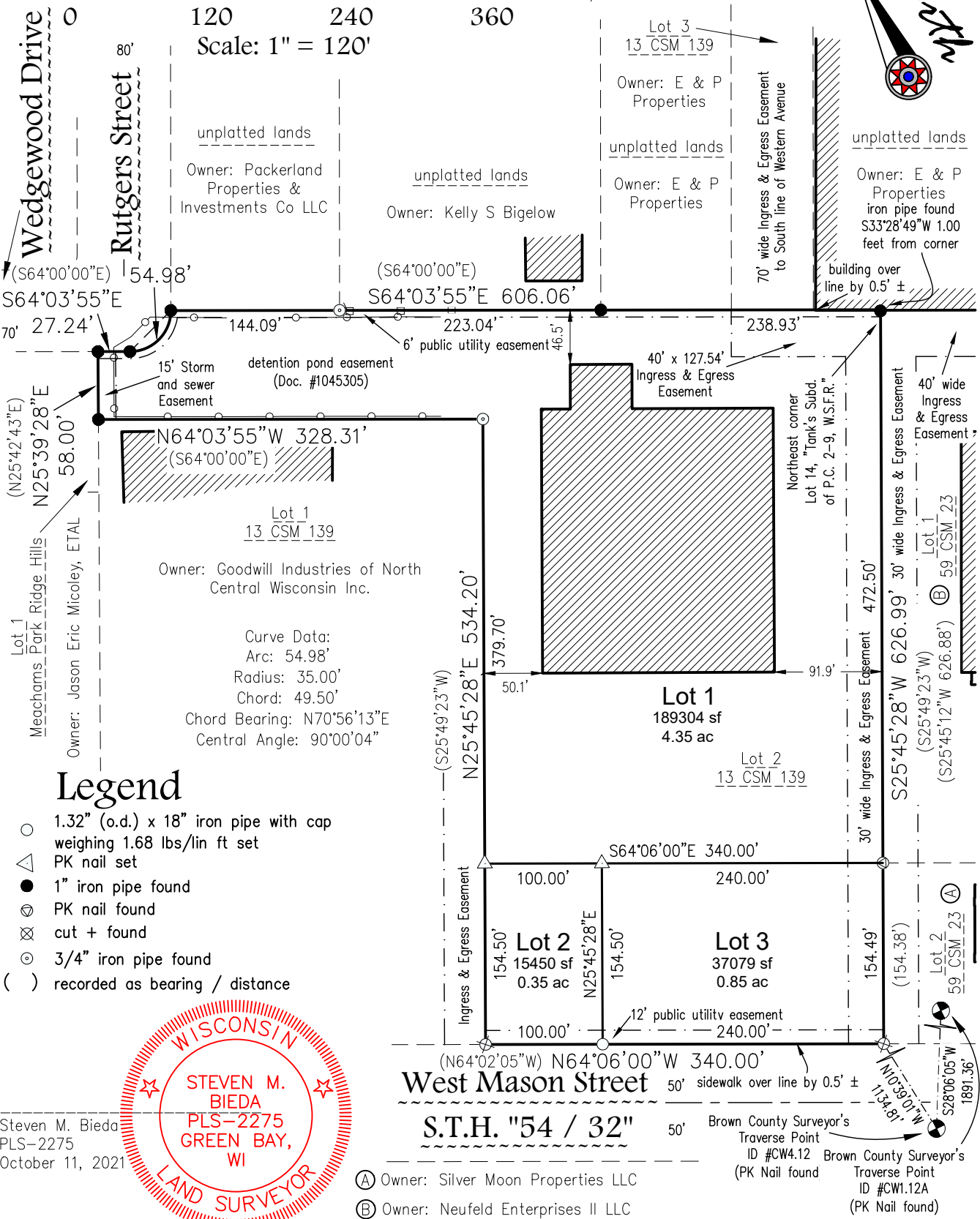
-Variance Application

Certified Survey Map

Part of Lot 2, Volume 13, Certified Survey Maps, Page 139,
Map Number 2691, Document Number 1024520, Brown
County Records, being located in part of Lot 14 of "Tank's
Subdivision of Private Claims 2-9, West Side of the Fox River",
in the City of Green Bay, Brown County, Wisconsin.



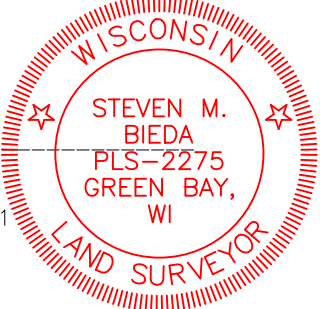
Bearings referenced to the line
between Brown County Surveyor's
Traverse Point Numbers CW1.12A and
CW4.12, assumed to be S28°06'05"W.



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- △ PK nail set
- 1" iron pipe found
- ⊗ PK nail found
- ⊗ cut + found
- ⊙ 3/4" iron pipe found
- () recorded as bearing / distance

Steven M. Bieda
PLS-2275
October 11, 2021



West Mason Street

S.T.H. "54 / 32"

- (A) Owner: Silver Moon Properties LLC
- (B) Owner: Neufeld Enterprises II LLC

Client: Neufeld Enterprises II, LLC
Tax Parcel: 6-150-1
Drafted By: BAR
File: M-712CSM 100421.dwg
Data File: M-712.txt

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

Sheet One of Four
Project No.: M-712
Drawing No.: L-11598
Fieldwork Completed: 11/29/2021



Certified Survey Map

Part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691, Document Number 1024520, Brown County Records, being located in part of Lot 14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in the City of Green Bay, Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE

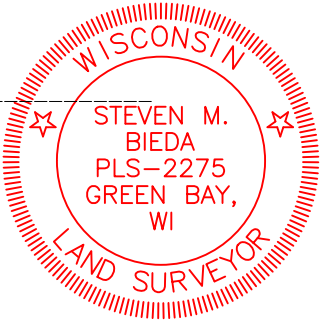
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691, Document Number 1024520, Brown County Records, being located in part of Lot 14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Beginning at the Northeast corner of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691, Document Number 1024520, Brown County Records, also being the Northeast corner of Lot 14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River"; thence S25°45'28"W, 626.99 feet along the East line of said Lot 2 to the Northerly right of way of State Trunk Highway 54/32, also known as West Mason Street; thence N64°06'00"W, 340.00 feet along said right of way to the West line of said Lot 2; thence N25°45'28"E, 534.20 feet along said West line; thence N64°03'55"W, 328.31 feet along a South line of said Lot 2; thence N25°39'28"E, 58.00 feet along the West line of said Lot 2, also being the East line of Lot 1 of the recorded plat of "Meacham's Park Ridge Hills", to the Northeast corner thereof; thence S64°03'55"E, 27.24 feet along the Southerly right of way of Wedgewood Drive; thence 54.98 feet along said right of way being the arc of a 35.00 foot radius curve to the left whose long chord bears N70°56'13"E, 49.50 feet; thence S64°03'55"E, 606.06 feet along the North line of said Lot 2 to the point of beginning.

Parcel contains 241,832 square feet / 5.55 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Green Bay code in surveying, dividing and mapping the same.

Steven M. Bieda
PLS-2275
October 11, 2021



CERTIFICATE OF THE CITY OF GREEN BAY

Approved by the City of Green Bay, as required by Wisconsin Statutes Chapter 236, and the City of Green Bay Municipal Code Chapter 36, Subdivision and Platting, on this _____ day of _____, 20__.

Neil Stechschalte
Director of Development

CERTIFICATE OF THE GREEN BAY CITY CLERK

As the duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in the Certified Survey Map.

Celestine Jeffreys Date
Green Bay City Clerk





Certified Survey Map

Part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691,
Document Number 1024520, Brown County Records, being located in part of Lot
14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in
the City of Green Bay, Brown County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Neufeld Enterprises II, LLC a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Neufeld Enterprises II, LLC, does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission and the City of Green Bay for approval or objection in accordance with current Land Subdivision Ordinances. Neufeld Enterprises II, LLC understands that the City will discontinue any public improvements upon discovery or notice of any other condition requiring abnormal public improvement costs. We further acknowledge that the City's action or inaction in this regard shall not be construed as an admission of liability for hazardous waste cleanup or burial site preservation costs.

In Witness Whereof, the said Neufeld Enterprises II, LLC, has caused these presents to be signed by _____, it's _____ on this _____ day of _____, 20____,

Personally came before me this _____ day of _____, 20____, the above named Owners, to me known to the persons who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Neufeld Enterprises II, LLC, Owner(s) of said lands.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, its _____ and countersigned by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

In the presence of: _____

President Date

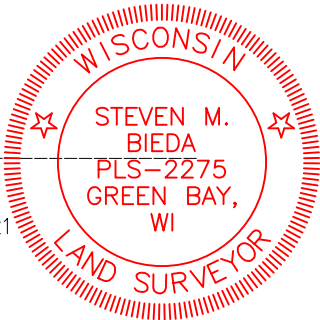
Secretary or Cashier Date

Personally came before me this _____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Steven M. Bieda
PLS-2275
October 11, 2021



Certified Survey Map

Part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691,
Document Number 1024520, Brown County Records, being located in part of Lot
14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in
the City of Green Bay, Brown County, Wisconsin.



NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

This Certified Survey Map is contained wholly within the property described in Document Number 2899239. It is all of Tax Parcel 6-150-1. The current property owner of record is Neufeld Enterprises II, LLC.

City of Green Bay zoning and building approvals are required prior to commencing construction of buildings, structures, drives, or parking areas and may also be required prior to commencing grading, excavation, filling or other land disturbing activities.

Areas designated as Public Utility Easements shall be granted to all Public Utility Companies or Agencies that provide service directly to the public.

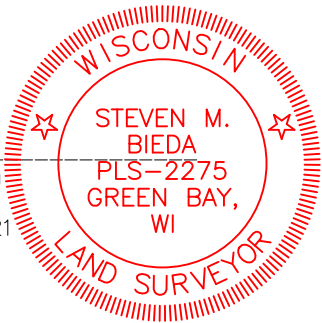
RESTRICTIVE COVENANTS

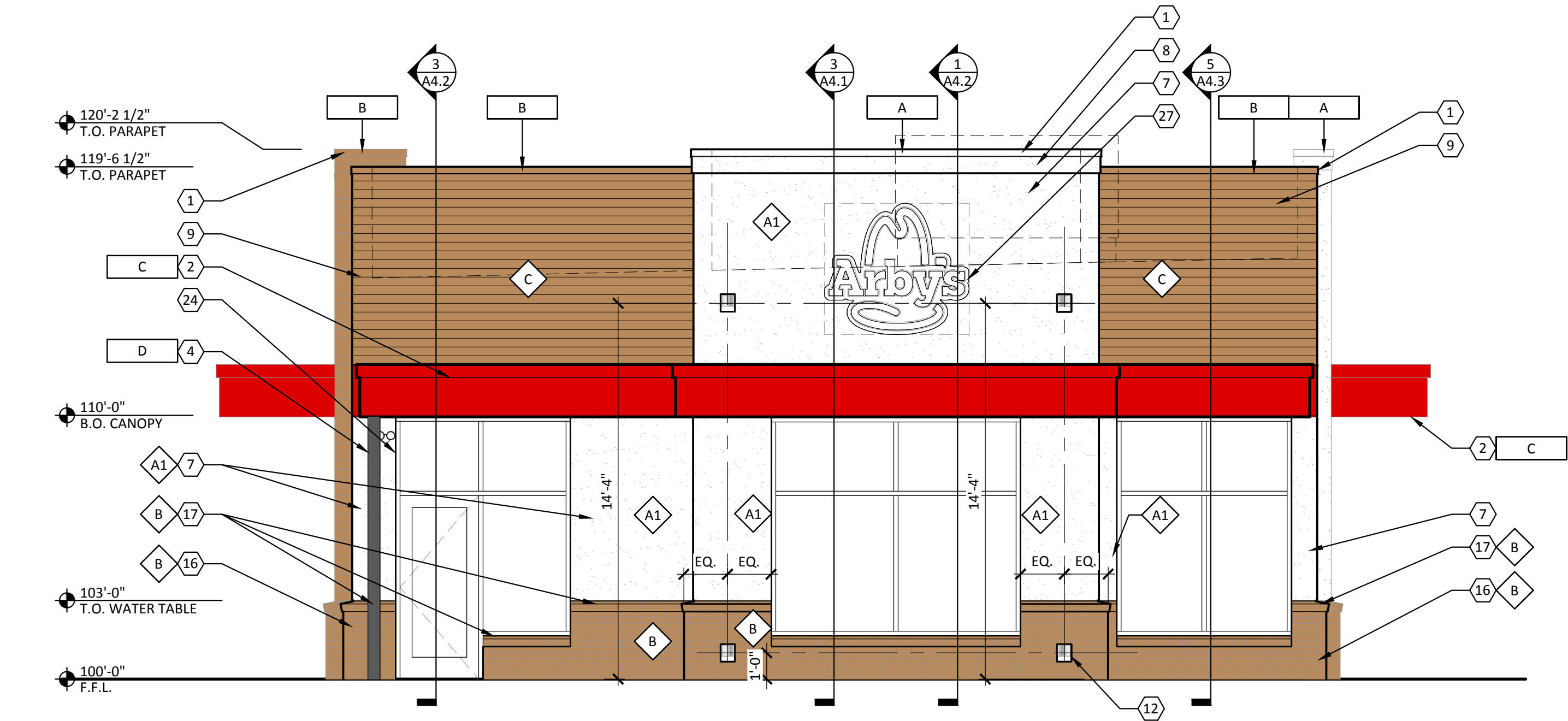
The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

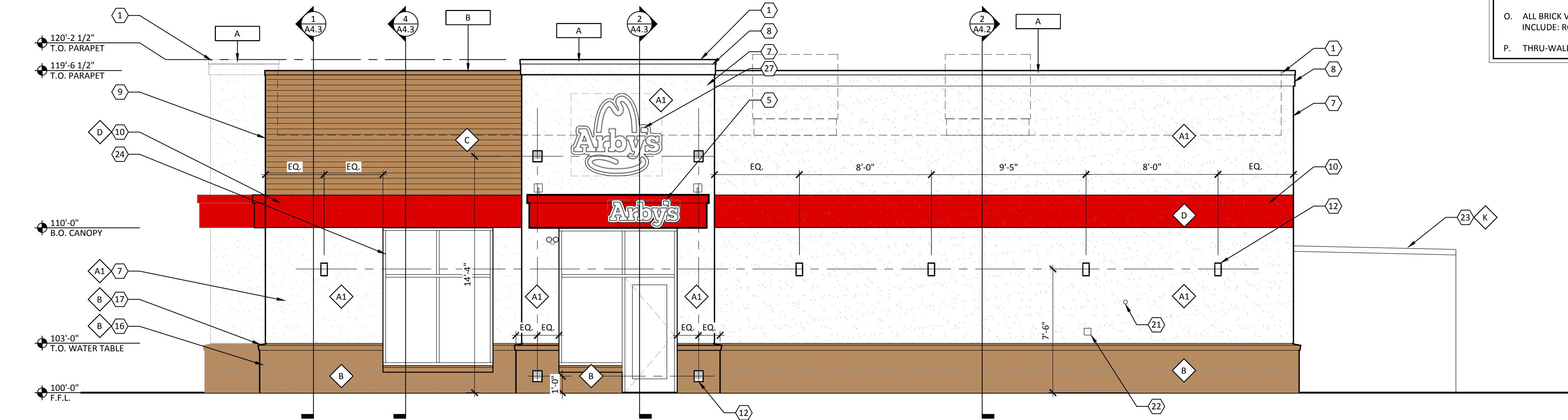
No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Steven M. Bieda
PLS-2275
October 11, 2021





1
A2.1
1/4" = 1'-0"



2
A2.1
1/4" = 1'-0"

CODED NOTES

(ALL CODED NOTES MAY NOT BE USED)

- PRE-FINISHED METAL COPING.
- PRE-FABRICATED METAL CANOPY/ACCENT BAND.
- CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
- PRE-FABRICATED METAL POST FOR CANOPY.
- ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
- PAINT DOOR AND FRAME.
- NEW EIFS WALL SYSTEM.
- EIFS CORNICE.
- EIFS WALL SYSTEM WITH 4" O.C. V-GROOVE REVEALS.
- PAINTED ACCENT BAND, ALIGN WITH METAL ACCENT BAND.
- DRIVE THRU WINDOW.
- WALL MOUNTED LIGHT FIXTURE.
- PAINT BOLLARD.
- NOT USED.
- ROOF LADDER, MOUNT DIRECTLY TO SHEATHING. PAINT "K"
- BRICK VENEER.
- BRICK ROWLOCK SILL. USE SOLID BRICK @ OUTSIDE CORNERS & JAMBS. REFER TO DETAIL 3/A2.1.
- NOT USED.
- ELECTRICAL EQUIPMENT.
- GAS METER.
- GREASE OUTLET.
- Co2 HOOKUP.
- COOLER/FREEZER. PRE-FINISHED TO MATCH PAINT "K".
- ALUMINUM STOREFRONT.
- PREFABRICATED SCUPPER. MATCH COLOR TO ADJACENT WALL COLOR. REFER TO DETAIL 7/A1.3.
- CONTINUE BRICK VENEER BEHIND ELECTRIC EQUIPMENT. COORDINATE SIZE WITH ELECTRICIAN. DO NOT INSTALL ROWLOCK BEHIND ELECTRICAL EQUIPMENT.
- ARBY'S HAT SIGNAGE. MOUNT ON BRICK WALL. REFER TO SIGNAGE VENDOR'S DRAWINGS.
- COORDINATE TURNBUCKLE LOCATION TO AVOID CLERESTORY WINDOW.

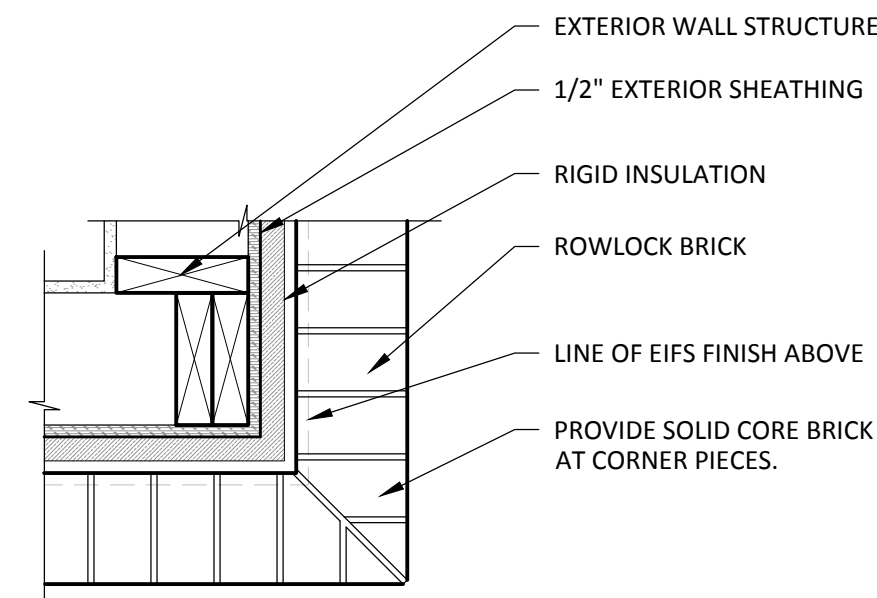
*DESIGN NOTE:
#29 IS ONLY USED IN HIGH PARAPET
OPTIONS. REVISE TO NOT USED IF REGULAR
PARAPET IS USED IN PROJECT.

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	NOT USED	---	---
B	BELDEN BRICK	8601 DARK	TEXTURE: SMOOTH GROUT: CEMEX 36-A MOCHA, TYPE N
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEALS	COLOR: ARBY131030 TEXTURE: STANDARD
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
F	NOT USED	---	---
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH

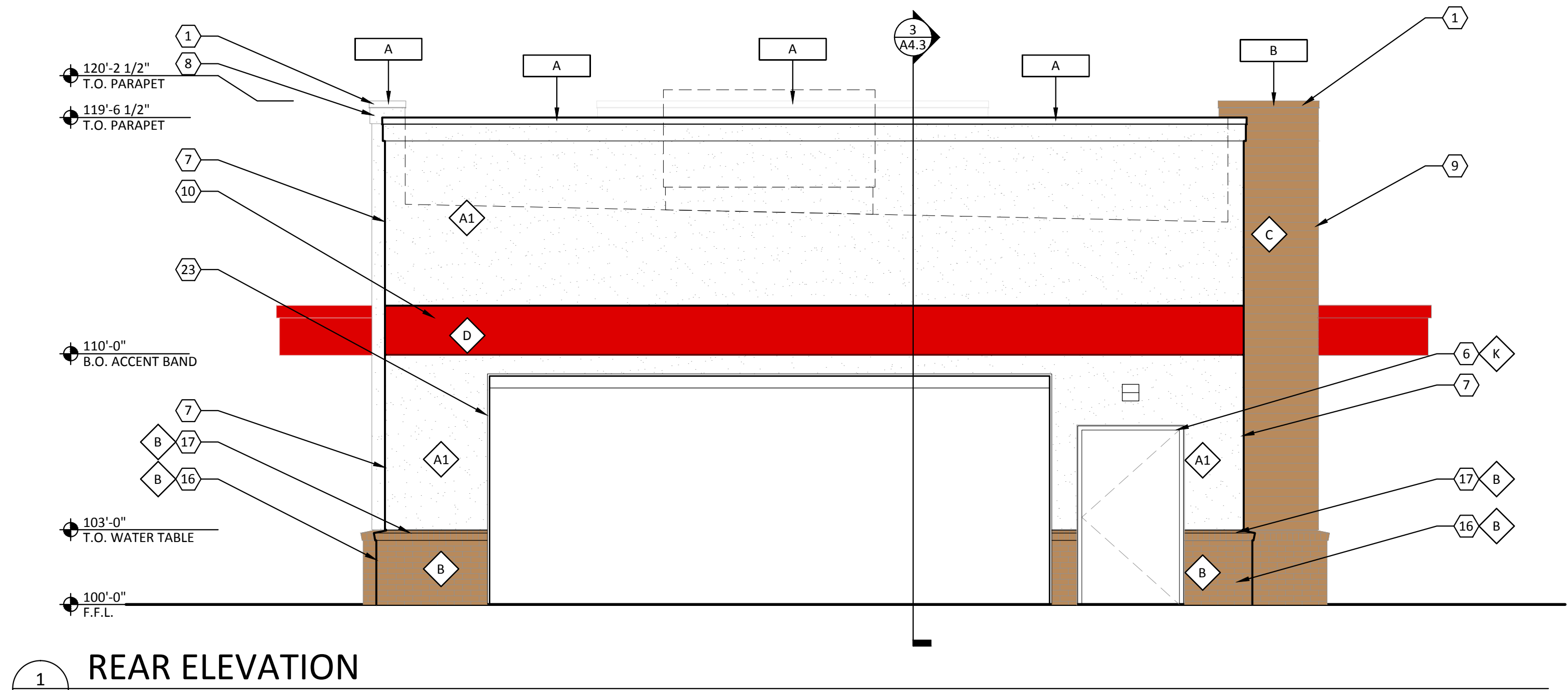
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING BONE WHITE/ DURO-LAST #SR.70/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING MIDNIGHT BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

- PAINT ALL EXPOSED GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE. DO NOT PAINT ELECTRIC OR GAS SERVICE EQUIPMENT.
- PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.
- PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS, SILLS, ETC.
- TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLANT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.
- MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.
- REFER TO SHEET A8.2 FOR TEMPERED GLASS LOCATIONS.
- ALUMINUM STOREFRONT TO BE DARK BRONZE.
- ALL GLAZING TO BE 1" INSULATED GLAZING.
- BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.
- REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.
- PAINT ALL EXPOSED BRICK LINTELS TO MATCH ADJACENT BRICK.
- ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BED OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE.
- PAINT EIFS WALL BEHIND ACCENT BAND RED. EXPOSED EIFS EDGE BELOW ACCENT BAND TO MATCH METAL.
- ALL BRICK VENEER SHALL BE A RUNNING BOND, U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH, U.N.O. (EXCEPTIONS INCLUDE: ROWLOCK SILL, SOLDIER COURSE HEADER AT DRIVE THRU WINDOW AND BRICK CORNICE)
- THRU-WALL FLASHING SHALL BE PRE-FINISHED TO MATCH STOREFRONT (DARK BRONZE).



3
A2.1
1 1/2" = 1'-0"

11/16/2021 10:43 AM



1
A2.2
1/4" = 1'-0"

CODED NOTES

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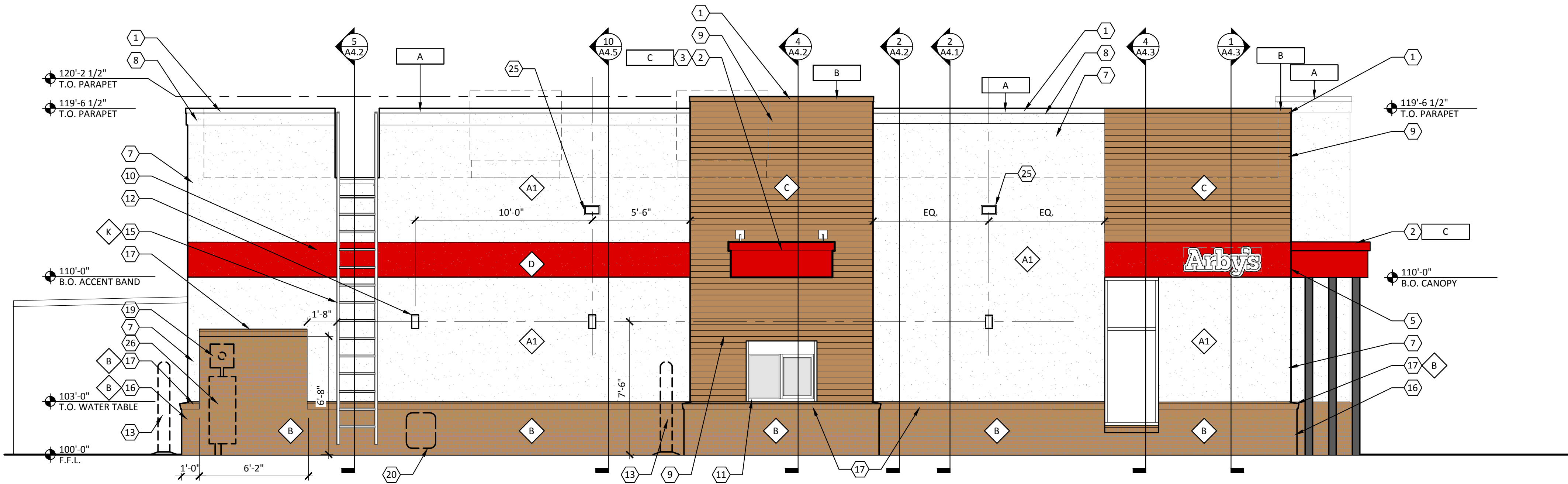
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- THRU-WALL FLASHING SHALL BE PRE-FINISHED TO MATCH STOREFRONT (DARK BRONZE).



2
A2.2
1/4" = 1'-0"



ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54302
920-606-0144



2637 Tulip Lane
Green Bay, WI 54301
Phone: (920) 469-9200
Fax: (920) 469-6809
E-mail: Info@IntegrityEngineering.biz

PROPOSED BUILDING FOR:
NEUFELD ENTERPRISES II, LLC
1640 WEST MASON STREET, GREEN BAY, WI. 54303

I.E.D. PROJECT MANAGER

T. BAUMGARTNER

ORIGINATION DATE:

NOV. 17, 2021

REVISIONS

032017 - REVISED DOOR MATERIALS

"COPYRIGHT NOTICE"
All rights reserved. Plans, drawings, and documents created under this Agreement are copyright protected and may not be used, copied, reproduced, or otherwise transmitted in any form or by any means without the express written consent of the San Francisco Vietnam Veterans Foundation.

EXTERIOR
ELEVATIONS

A2.2

Describe Reason for Variance

Please find the following written narrative and supporting documents as a request for a variance request at part of the existing parcel at 6-150-1, 1640 West Mason Street purpose of constructing and operating a drive-thru Arby's restaurant.

Arby's is seeking to develop the underused parking lot site at 1640 West Mason Street to create a fast food drive through and dine in restaurant at future Lot 3 of a new certified survey map. Property encompasses some 0.85 acres with a building that will take up 2597 square feet.

The site is currently apart of an underused parking lot owned by Neufeld Enterprises II LLC. An attached certified survey map has met approvals and awaiting recording to create three lots out of the existing lot housing Planet Fitness, surface parking, and greenspace along West Mason. This will create two new lots along West Mason to create a Scooter's Coffee and Arby's. This will continue the redevelopment investment up along West Mason Street for addition of smaller businesses situated along the street like the recent development with Cellcom and North Shore Bank east of Mitchell Street.

Neufeld Enterprises II LLC will continue to be the property owner for all three lots in existing lot.

Arby's is looking to create an approximately 2597 square foot building footprint to serve customers. With the lot size being 37079 square feet, this leads to a 0.07 FAR. Existing zoning for the site is C1. A conditional use permit will also be applied for to meet zoning code to allow for drive-through use.

The following items have been attached

Future CSM

Site Plan for Plan Commission

Elevations

List ordinances the variance will be impacting

- (1) Request relief for building floor area ratio minimum for lot from 0.1 to 0.07 to accommodate the construction of a 2597 square foot drive through/dine in restaurant.

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

ALTERNATIVES

Describe alternatives to your proposal

The FAR requirement to fit the proposed building would require a lot size of 25970 square feet or create a building which is about 1100 square feet larger than the proposed 2597 square foot building. If the building were to be enlarged, the building would not meet the expected market demands with an oversized dining room and or kitchen.

Alternatives that you considered that comply with existing regulations

The site is being created by using a fairly common practice of taking extraordinarily underused surface parking for a legacy big box development and placing out building up along the thoroughfare of Mason Street.

Setbacks:

Property lines could be shifted around to create a 'gerrymandered' effect on the property to reduce the amount of property shared with existing development and drive lanes. This could reduce the overall size of the lot to where the FAR would approach the 0.1 threshold, but would not fully make up this number without losing parking stalls. The building fits in well with setbacks for the property with the building at the center of the property and drive through lanes around the building

Safety:

The placement of Arby's (and adjacent Scooter's) is placed in an area which utilizes a void space between four drive lanes.

- Mason Street
- North/South traffic off Mitchell Street
- North/South traffic off driveway entrance between the Goodwill Store and Planet Fitness
- East/West traffic down an established drive lane connecting Goodwill, Planet Fitness, and businesses established east of Mitchell Street.

Size of developed area fits in well with the established drive lanes for all businesses. A decrease or increase in lot size to the north and south would create uneven traffic queues in the area. Traffic from West Mason safely enters the overall block and then can queue in a line around the west and southern sides of the building. Ordering occurs past the front of building on the east side. Pick up occurs on the north side of building. Additional parking and landscaping exists on the west, south, and east sides of the property.

Building Size:

Development team looked at creating a larger building, but the additional size needed simply to meet FAR standards would not meet the business model warranted for typical Arby's drive throughs. Even before COVID, customers utilizing an interior dining room were in decline. A dining room is present, but it is not warranted to expand by some 1100 square feet to meet an arbitrary number. A larger building size would also make the task for creating needed parking, drive through lane, and green space requirements impossible within the limits of the 4 drives/streets surrounding the property.

Reasons for not pursuing the alternatives listed above

To ensure setbacks, green space standards, and general form/fit of the commercial businesses in relation to the overall parking lot for the stores along Mason Street, development team believes this fit works best. This size and fit will also ensure adequate space for parking for employees and dining room customers and adequate length for drive through queues.

THREE STEP TEST

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

Yes. The site is hemmed in by established drive lanes for the overall shopping complex FAR. Requiring the building to be larger would be an arbitrary standard which would not bring additional functionality to the building itself. The overall site works well within the confines of the

established corridor hemmed between West Mason and three drive lanes which encapsulate the property.

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 traffic build up in the driveway lanes. Additionally, this request will allow for the CUP request and combination CSM to become feasible. These steps will allow the site to continue redevelopment and growth along the underused parking lot corridor at West Mason/Military.

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

To continue continuity within the commercial block, the drive lanes have become established and work well with the functions of the existing commercial store fronts to the north and east. A business like an Arby's has been a good fit continue commercial redevelopment along the Mason Street corridor.

SCOOTER'S AND ARBY'S

1640 W. MASON

CITY OF GREEN BAY

PRELIMINARY

PROJECT INFORMATION

OWNER(S):	NEUFELD ENTERPRISES II LLC
PROJECT NAME:	SCOOTER'S AND ARBY'S AT 1640 W. MASON
PROJECT DESCRIPTION:	SCOOTER'S COFFEE AND ARBY'S WITH STORMWATER MANAGEMENT
PROJECT LOCATION:	1640 W. MASON
PARCEL NUMBER(S):	6-150-1

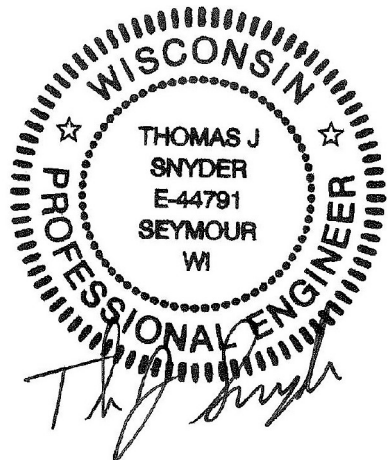
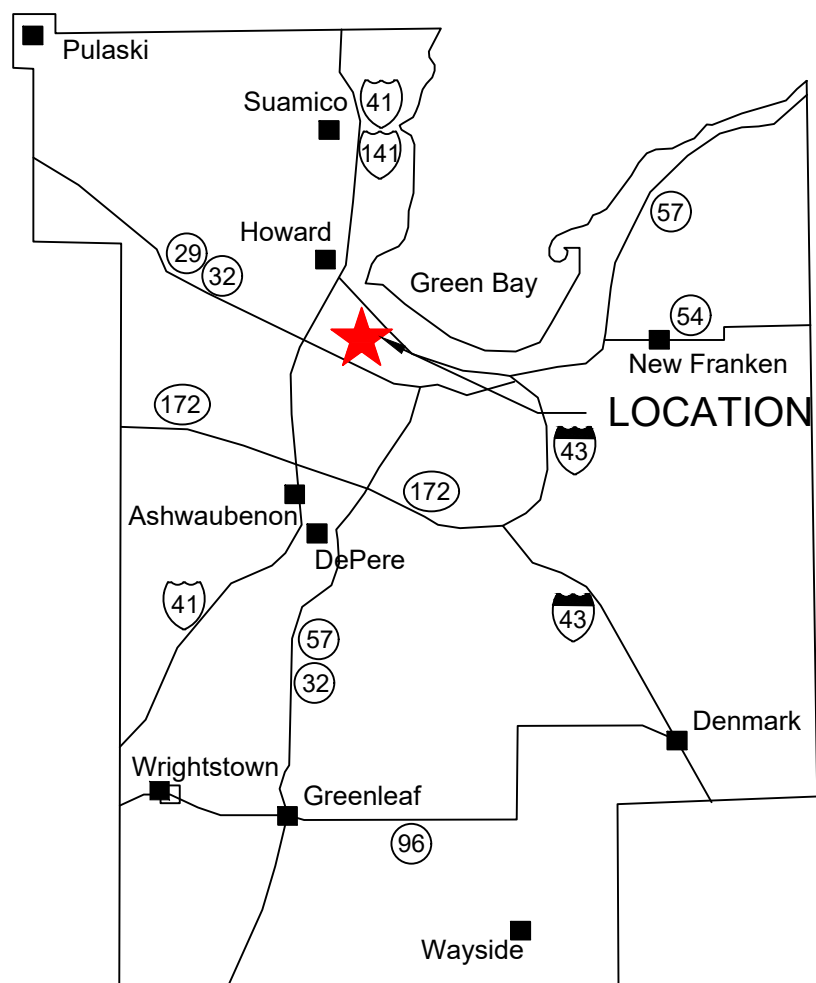
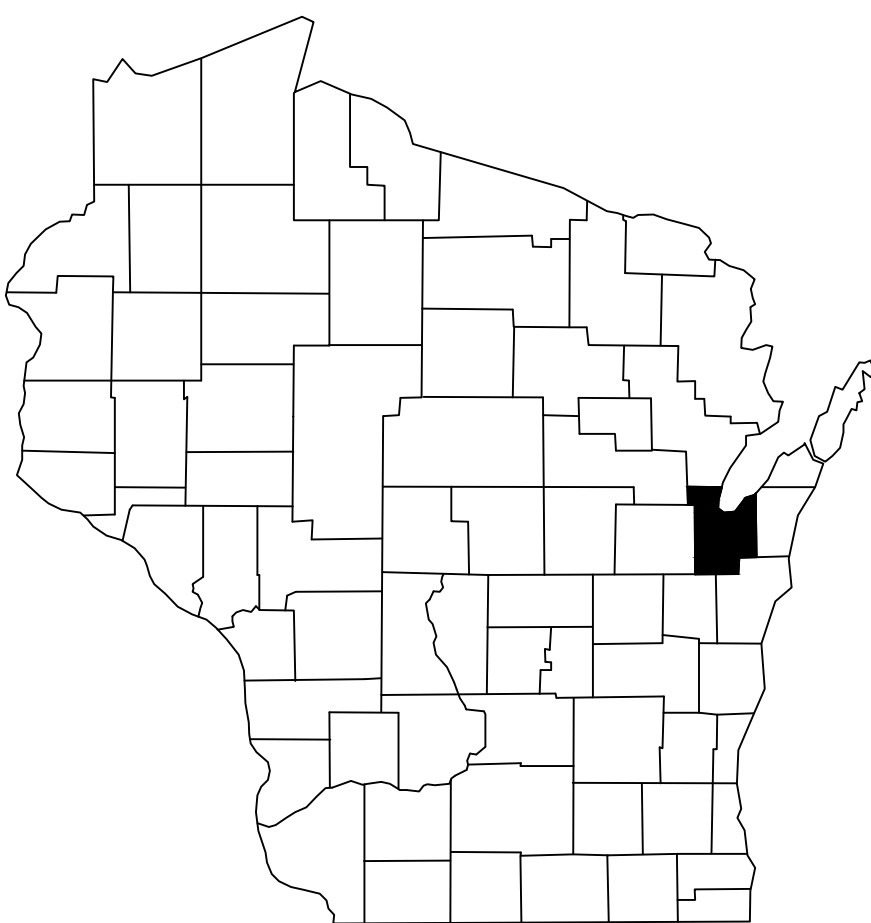
LEGAL DESCRIPTION
Part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691, Document Number 1024520, Brown County Records, being located in part of Lot 14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in the City of Green Bay, Brown County, Wisconsin.

CONTACT INFORMATION

OWNER(S):	DAVID MARTIN 320 W. MILITARY AVE GREEN BAY, WI 54303 PH.: 920-490-3104 david@hjmartin.com
ENGINEER:	MAU & ASSOCIATES, LLP CONTACT: TOM SNYDER, P.E. 400 SECURITY BLVD. GREEN BAY, WI 54313 PH.: 920-434-9670

SHEET INDEX:	
C1.0	TITLE SHEET
C2.0	NOTES
C3.0	EXISTING CONDITIONS AND DEMO PLAN
C4.0-4.2	SITE & LANDSCAPE PLAN
C5.0-5.1	EROSION CONTROL PLAN
C6.0-6.2	GRADING PLAN
C7.0-7.2	UTILITY PLAN
C8.0-8.1	DETAILS

DATE:	12/01/21
PROJECT NO.	M-712
SHEET NO.	C1.0
DRAWING NO.	S-3513



12/01/21



Vicinity Map
(not to scale)

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE

IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:

- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
- THE SPILL IS SMALL AND EASILY CONTAINED
- RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
 - USE PROTECTIVE EQUIPMENT
 - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
 - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS

Bill Rosnow, HJ Martin
(920) 371-1332

EMERGENCY RESPONSE CONTACTS

FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 434-4666
COUNTY HEALTH DEPARTMENT(920) 448-6400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY

ST. MARY'S HOSPITAL
1726 SHAWANO AVE
GREEN BAY, WI 54303
(920) 498-4200

SPILL PREVENTION

HAZARDOUS SUBSTANCE MANAGEMENT:
ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE <http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf> FOR DETAILS.

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

NAME OF INDIVIDUAL PERFORMING INSPECTION;

DATE, TIME, AND PLACE OF INSPECTION;

A DESCRIPTION OF THE CONSTRUCTION PHASE;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;

AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE.

SEQUENCE OF CONSTRUCTION

MARCH 2022

- INSTALL TRACKOUT PROTECTION, SILT FENCE, AND INLET PROTECTION AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
- CONTACT THE CITY OF GREEN BAY 3 DAYS BEFORE SITE GRADING BEGINS.
- CLEAR AND GRUB EXISTING DRY POND.
- REGRADE POND. MODIFY INLET PIPE. PERMANENTLY STABILIZE POND AREA WITH TOPSOIL, SEED, FERTILIZE, MULCH OR EROSION MATT AS SOON AS PRACTICABLE AFTER FINAL GRADING OF POND AREA.

APRIL 2022

- REMOVE AND DISPOSE OF PAVEMENT AT SCOOTER'S & ARBY'S SITE. STRIP AND STOCKPILE TOPSOIL.
- INSTALL SANITARY SEWER, WATER, AND STORM SEWER
- INSTALL BUILDING FOUNDATIONS
- GRADE AND CONSTRUCT DRIVE-THRU, DRIVEWAY, & PARKING. USE EXISTING PARKING LOT AS CONSTRUCTION STAGING AREA
- SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE OR EXCESS SOILS AT A PERMITTED OFF-SITE LOCATION.
- PERFORM STREET SWEEPING AND TEMPORARY MULCHING/SEEDING AS NEEDED AND REQUIRED.

MAY 2022

- INSTALL CURB & GUTTER.
- CONSTRUCT BUILDINGS.
- COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL. SEED, FERTILIZE, AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.
- INSTALL CONCRETE PAVEMENT, STRIPING.

JULY 2022

REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

Legend

○ 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT SET	● POWER POLE
● 1" IRON PIPE FOUND	← ANCHOR WIRE
⊙ COMPUTED POINT	—OK— OVERHEAD WIRES
⊙ PK NAIL FOUND	==== CONCRETE CURB & GUTTER LINE
△ PK NAIL SET	■ EXISTING ASPHALT
⊗ CUT + FOUND	■ PROPOSED ASPHALT
⊙ 3/4" IRON PIPE FOUND	▨ EXISTING BUILDING
● 2" IRON PIPE FOUND	▨ PROPOSED BUILDING
● BROWN COUNTY MONUMENT - TYPE NOTED	■ CONCRETE
() RECORDED AS BEARING / DISTANCE	■ GRAVEL
..... NO ACCESS	■ WETLAND AREA
⊙ CB ROUND CATCH BASIN	▨ FLOODPLAIN LIMITS
⊙ ST STORM SEWER MANHOLE	▨ FLOODWAY
▨ CURB INLET	—○— SILT FENCE
—Stn— STORM SEWER LINE	▨ INLET PROTECTION
⊙ SC SANITARY CLEANOUT	▨ SLOPE EROSION MAT WSDOT CLASS 1 TYPE A
⊙ SA SANITARY SEWER MANHOLE	▨ CHANNEL EROSION MAT WSDOT CLASS 1 TYPE B
—San— SANITARY SEWER LINE	■ RIP RAP SIZE AND QUANTITY PER PLAN
⊙ WM WATER MANHOLE	■ TRACKING PAD
⊙ HYDRANT	--- EXISTING CONTOUR LINE
—Wat— WATERMAIN	--- PROPOSED CONTOUR LINE
⊙ WV WATER VALVE	×176.41 EXISTING GROUND GRADE
⊙ WV WATER VALVE - CURB STOP	×174.88 PROPOSED GROUND GRADE
⊙ GV GAS VALVE	2.33% DRAINAGE ARROW
—Gas— UNDERGROUND GAS LINE	—○— FENCE LINE
⊙ GM GAS METER	—○— GUARD RAIL
—Tel— UNDERGROUND TELEPHONE LINE	□ GUARD POST
⊙ TP TELEPHONE PEDESTAL	▨ FLAG POLE
⊙ TM TELEPHONE MANHOLE	▨ SIGN
—Elec— UNDERGROUND ELECTRIC LINE	▨ DECIDUOUS TREE
⊙ AC AIR CONDITIONER	▨ CONIFEROUS TREE
⊙ TR ELECTRIC TRANSFORMER	▨ TRAFFIC LIGHT
⊙ E ELECTRIC PEDESTAL	▨ MAILBOX
⊙ EM ELECTRIC MANHOLE	▨ HANDICAP PARKING SPACE
—Ca—Ca— UNDERGROUND CABLE TV LINE	▨ MONITORING WELL
⊙ HB HANDHOLE BOX	▨ ROCK WALL
⊙ CB CABLE TV PEDESTAL	▨ WELL
—Fo— UNDERGROUND FIBER OPTIC LINE	▨ SHRUB
⊙ F FIBER OPTIC PEDESTAL	
⊙ FM FIBER OPTIC MANHOLE	
⊙ GL GROUND LIGHT	
⊙ LP LIGHT POLE	
- - - - - CONSTRUCTION LIMITS	

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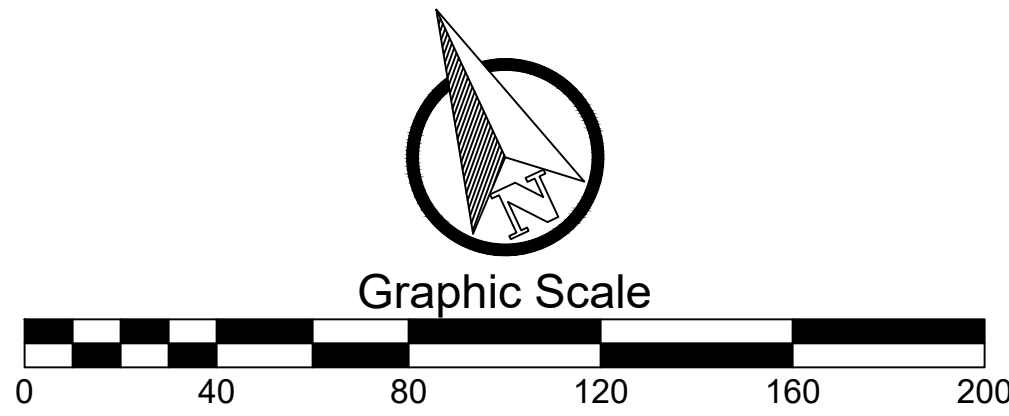
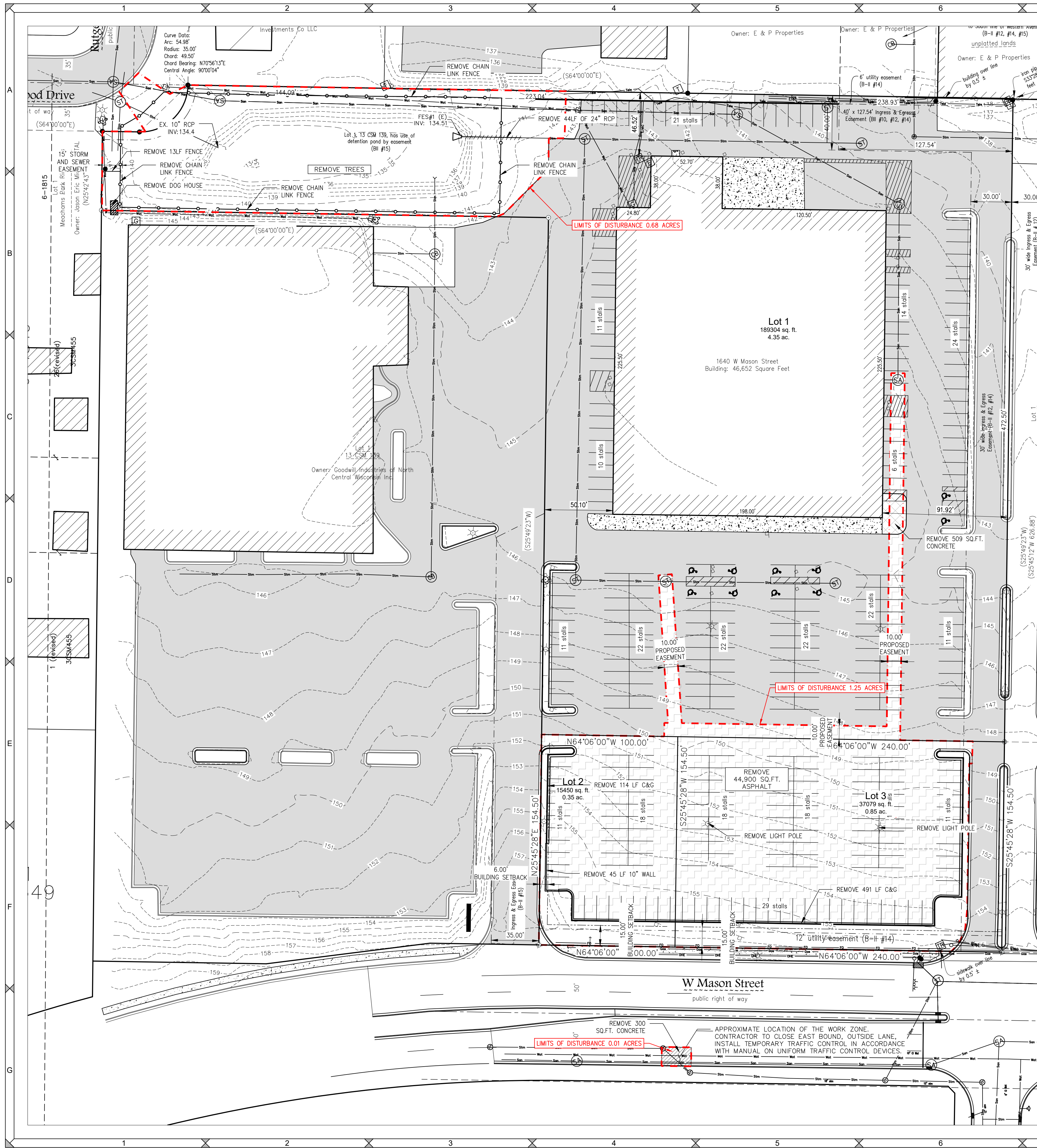
NOTES
SCOOTER'S AND ARBY'S

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C2.0

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S-3513

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- LEGEND
- REMOVE BUILDING
 - REMOVE CONCRETE
 - REMOVE ASPHALT
 - LIMITS OF CONSTRUCTION

SITE DEMOLITION GENERAL NOTES:

1. ALL SITE DEMOLITION AND DISPOSAL DEBRIS SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS AND APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND REGULATIONS. DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF THE PROPOSED DUMP SITE IS PERMITTED.
2. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS ILLUSTRATED TO BE DEMOLISHED AND IF THERE ARE PRE-BID QUESTIONS OR PERCEIVED & REAL CONFLICTS REGARDING CONSTRUCTION DOCUMENTS COMPARED TO ACTUAL FIELD CONDITIONS, SAID CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR OWNER PRIOR TO BIDDING. IF CONFLICTS EXIST APPROPRIATE REVISIONS WILL BE MADE TO THE BIDDING DOCUMENTS VIA AN ADDENDUM.
3. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED DURING THE DEMOLITION OF SITE IMPROVEMENTS. IF A UTILITY INTERRUPTION IS REQUIRED THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION WITH THE OWNER AND PROPER NOTIFICATIONS WILL BE ISSUED TO THOSE AFFECTED. NOTIFICATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC WITHIN THE LIMITS OF THE SITE OR ADJOINING PROPERTIES DISTURBED OR DAMAGED DURING DEMOLITION ACTIVITIES.
5. AS NEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICULAR TRAFFIC. CONTROLS MAY CONSIST OF, BUT NOT BE LIMITED TO: FLAGGERS, DRUMS, BARRIERS, SIGNS, LIGHTS, AND FENCING. COST OF TRAFFIC CONTROL SHALL BE BORNE BY THE CONTRACTOR.
6. SITE UTILITIES ILLUSTRATED ON THE CONTRACT DRAWINGS ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS 100% ACCURATE. THE UTILITIES WERE PLOTTED ON THE DRAWINGS USING DIGGER'S HOTLINE. THE CONTRACTOR SHALL FIELD LOCATE DEPTH AND LOCATION OF ALL UTILITIES LOCATED WITHIN THE LIMITS OF SITE EXCAVATION. CONTRACTOR SHALL PLACE A DIGGER'S HOTLINE CALL PRIOR TO EXCAVATING AND LOCAL UTILITIES SHALL BE MARKED OR CLEARED BY UTILITY COMPANY PRIOR TO EXCAVATING.
7. CONTRACTOR SHALL FULLY EVALUATE CONSTRUCTION MEANS AND MEASURES WHEN DETERMINING THE REMOVAL LIMITS OF THE DEMOLITION ITEMS TO ACCOMMODATE CONSTRUCTION OF ILLUSTRATED AND SPECIFIED IMPROVEMENTS AND SAID WORK SHALL BE FACTORED INTO THE BID.
8. CONTRACTOR SHALL COORDINATE SITE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS WHERE NECESSARY.

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CONDITIONS PLAN

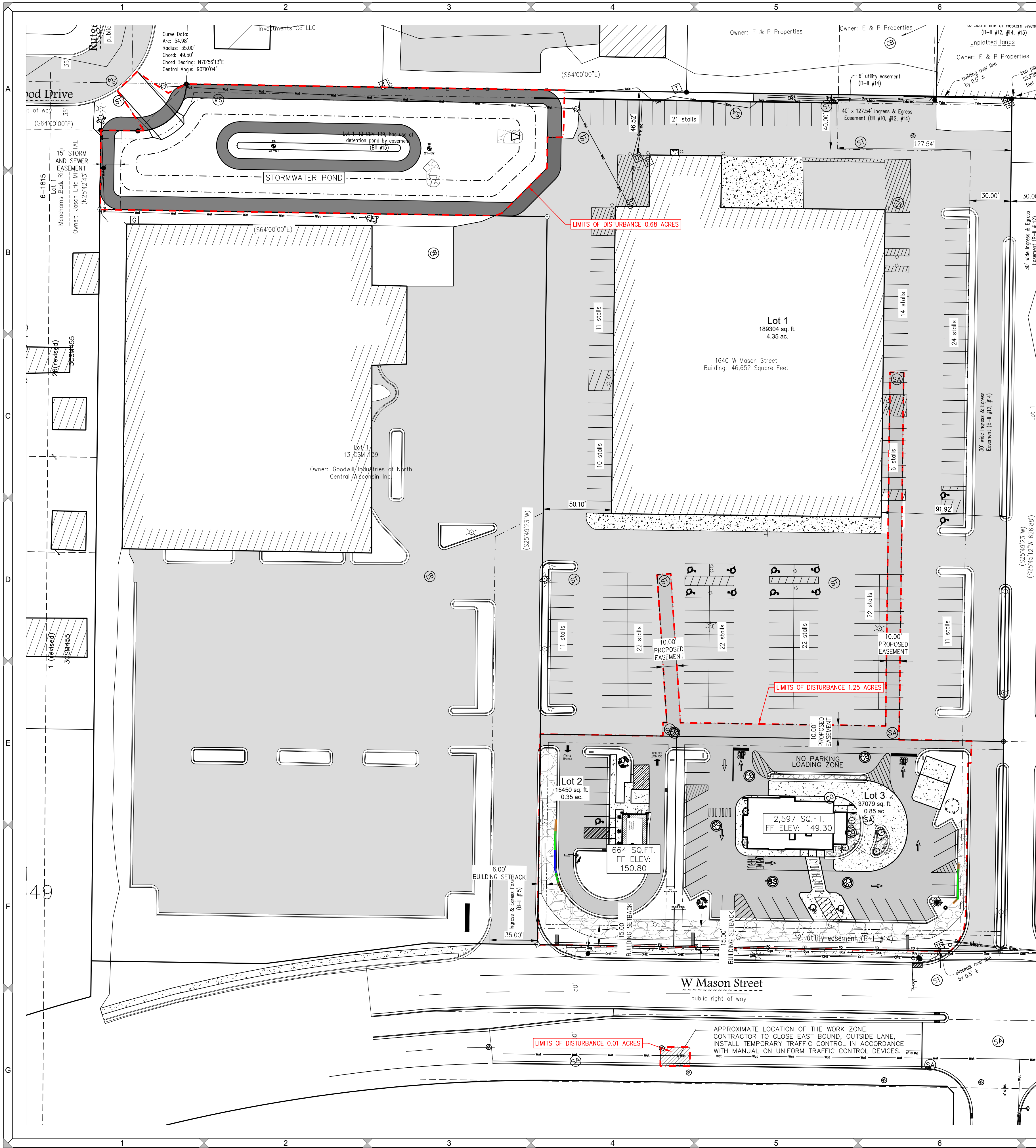
SCOOTER'S AND ARBY'S

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M-712

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C3.0

DRAWING NO.
S-3513



SITE STATISTICS LOT 1

BEFORE CONSTRUCTION
SITE AREA - 4.35 Acres
PAVEMENT 2.50 Acres (57.5%)
BUILDINGS 1.07 Acres (24.6%)
PERVIOUS 0.78 Acres (17.9%)

AFTER CONSTRUCTION
SITE AREA - 4.35 Acres
PAVEMENT 2.50 Acres (57.5%)
BUILDINGS 1.07 Acres (24.6%)
PERVIOUS 0.78 Acres (17.9%)

SITE STATISTICS LOT 2

BEFORE CONSTRUCTION
SITE AREA - 0.35 Acres
PAVEMENT 0.29 Acres (83%)
BUILDINGS 0.00 Acres (0%)
PERVIOUS 0.06 Acres (17%)

AFTER CONSTRUCTION
SITE AREA - 0.35 Acres
PAVEMENT 0.18 Acres (51%)
BUILDINGS 0.02 Acres (6%)
PERVIOUS 0.15 Acres (43%)

SITE STATISTICS LOT 3

BEFORE CONSTRUCTION
SITE AREA - 0.85 Acres
PAVEMENT 0.73 Acres (86%)
BUILDINGS 0.00 Acres (0%)
PERVIOUS 0.12 Acres (14%)

AFTER CONSTRUCTION
SITE AREA - 0.85 Acres
PAVEMENT 0.59 Acres (69%)
BUILDINGS 0.06 Acres (7%)
PERVIOUS 0.20 Acres (24%)

LOT 1 NOTES:

1. ZONING IS C1 COMMERCIAL ONE
2. PLANET FITNESS IS CONSIDERED A FITNESS CENTER. 44-1726 REQUIRES 1 PARKING STALL PER 500 SQ.FT. PLANET FITNESS OCCUPIES 21,375 SQ.FT. THEREFORE A MINIMUM OF 43 STALL ARE REQUIRED.
3. FOR VACANT PORTION OF BUILDING, 24,050 SQ.FT. ASSUMED 1 STALL FOR EVERY 300 SQ.FT. SO A MINIMUM OF 81 STALLS ARE REQUIRED.
4. TOTAL REQUIRED STALLS ARE 81+43 = 124 STALLS.
5. POST CONSTRUCTION STALLS ON LOT 1 IS 186 STANDARD STALLS AND 10 HANDICAPPED STALLS.

LOT 2 NOTES:

1. ZONING IS C1 COMMERCIAL ONE. A CONDITIONAL USE PERMIT IS REQUIRED FOR THE OPERATION OF A DRIVE-THROUGH
2. 44-1726 REQUIRES 1 PARKING STALL PER 300 SQ.FT. OF BUILDING AND 500 SQ.FT. OF EXTERIOR SEATING, SO A MINIMUM OF 3 PARKING STALLS.
3. POST CONSTRUCTION STALLS ON LOT 2 IS 6 STANDARD STALLS AND 1 HANDICAPPED STALL.
4. THE BUILDING CLASS OF CONSTRUCTION AS DEFINED BY THE COMMERCIAL INTERNATIONAL BUILDING CODE, CHAPTER 6 IS VB.
5. THE OCCUPANCY TYPE AS DEFINED BY THE COMMERCIAL INTERNATIONAL BUILDING CODE, CHAPTER 3 IS B.

LOT 3 NOTES:

1. ZONING IS C1 COMMERCIAL ONE. A CONDITIONAL USE PERMIT IS REQUIRED FOR THE OPERATION OF A DRIVE-THROUGH
2. 44-1726 REQUIRES 1 PARKING STALL PER 300 SQ.FT. OF BUILDING AND 500 SQ.FT. OF EXTERIOR SEATING, SO A MINIMUM OF 9 PARKING STALLS.
3. POST CONSTRUCTION STALLS ON LOT 2 IS 26 STANDARD STALLS AND 2 HANDICAPPED STALLS.
4. THE BUILDING CLASS OF CONSTRUCTION AS DEFINED BY THE COMMERCIAL INTERNATIONAL BUILDING CODE, CHAPTER 6 IS VB.
5. THE OCCUPANCY TYPE AS DEFINED BY THE COMMERCIAL INTERNATIONAL BUILDING CODE, CHAPTER 3 IS B.

Legend

SA

SANITARY MANHOLE

CB

ROUND CATCH BASIN

ST

STORM SEWER MANHOLE

CURB INLET

HYDRANT

WATERMAIN

SANITARY SEWER

STORM SEWER

LIGHT POLE

CONCRETE CURB & GUTTER LINE

EXISTING ASPHALT

CONCRETE

GRAVEL

EXISTING BUILDING

WETLAND AREA

DECIDUOUS TREE

CONIFEROUS TREE

ROCK WALL

FLOODPLAIN LIMITS

FLOODWAY

PROPOSED ASPHALT

PROPOSED BUILDING

SILT FENCE

INLET PROTECTION

SLOPE EROSION MAT
WSDOT CLASS 1 TYPE A

CHANNEL EROSION MAT
WSDOT CLASS 1 TYPE B

RII RAP SIZE AND
QUANTITY PER PLAN

TRACKING PAD

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

EXISTING GROUND GRADE
176.41

PROPOSED GROUND GRADE
174.88

DRAINAGE ARROW
2.33%

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OVERALL SITE
PLAN

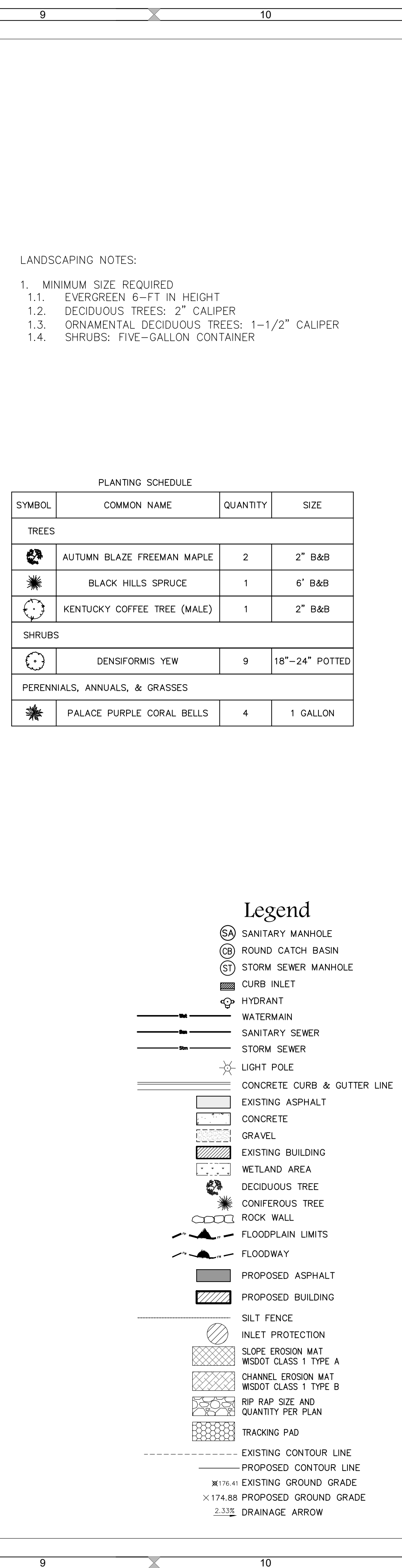
SCOOTER'S AND ARBY'S

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M-712

SHEET NO.
C4.0

DRAWING NO.
S-3513

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ARBY'S & SCOOTER'S
SITE PLAN
SCOOTER'S AND ARBY'S

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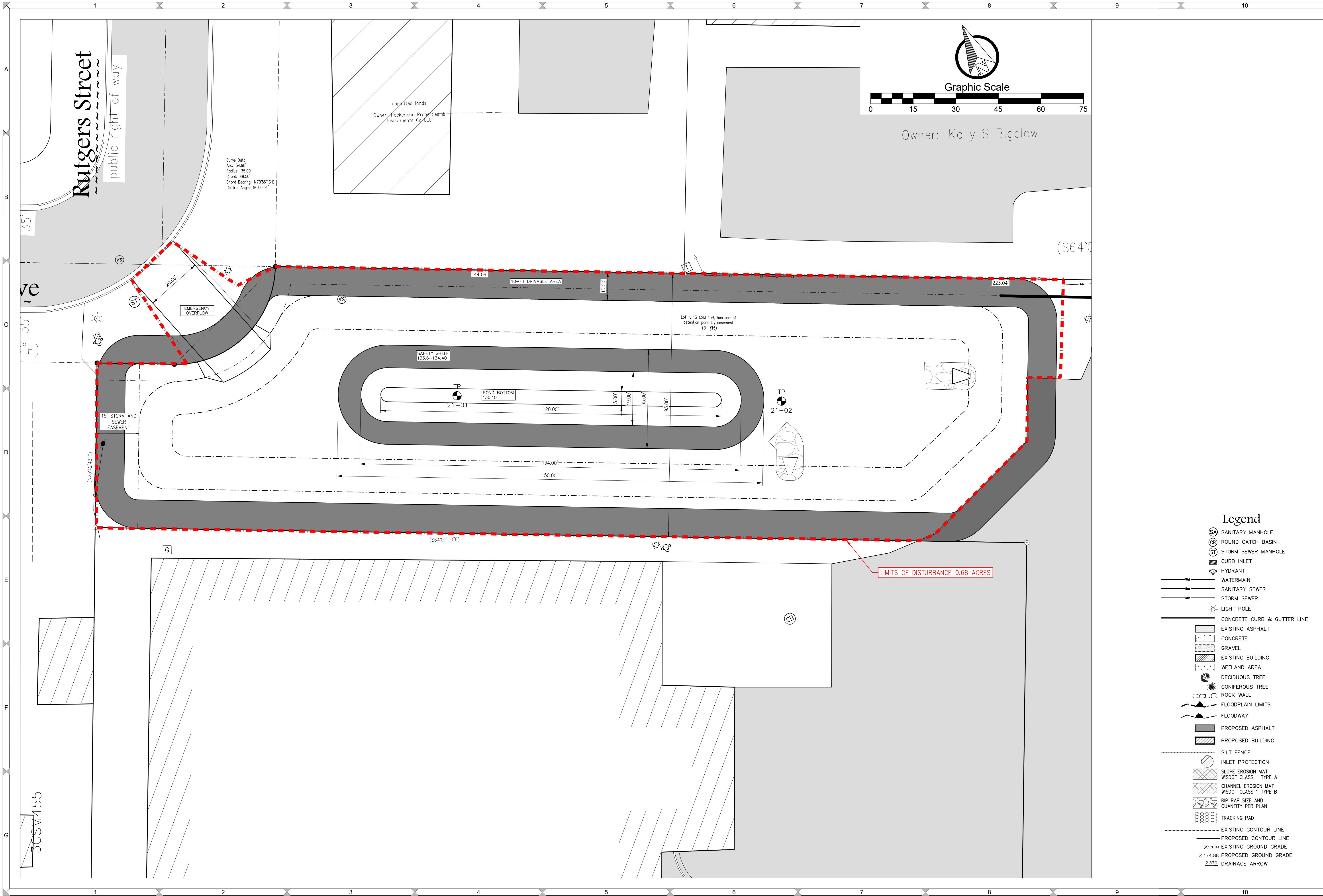
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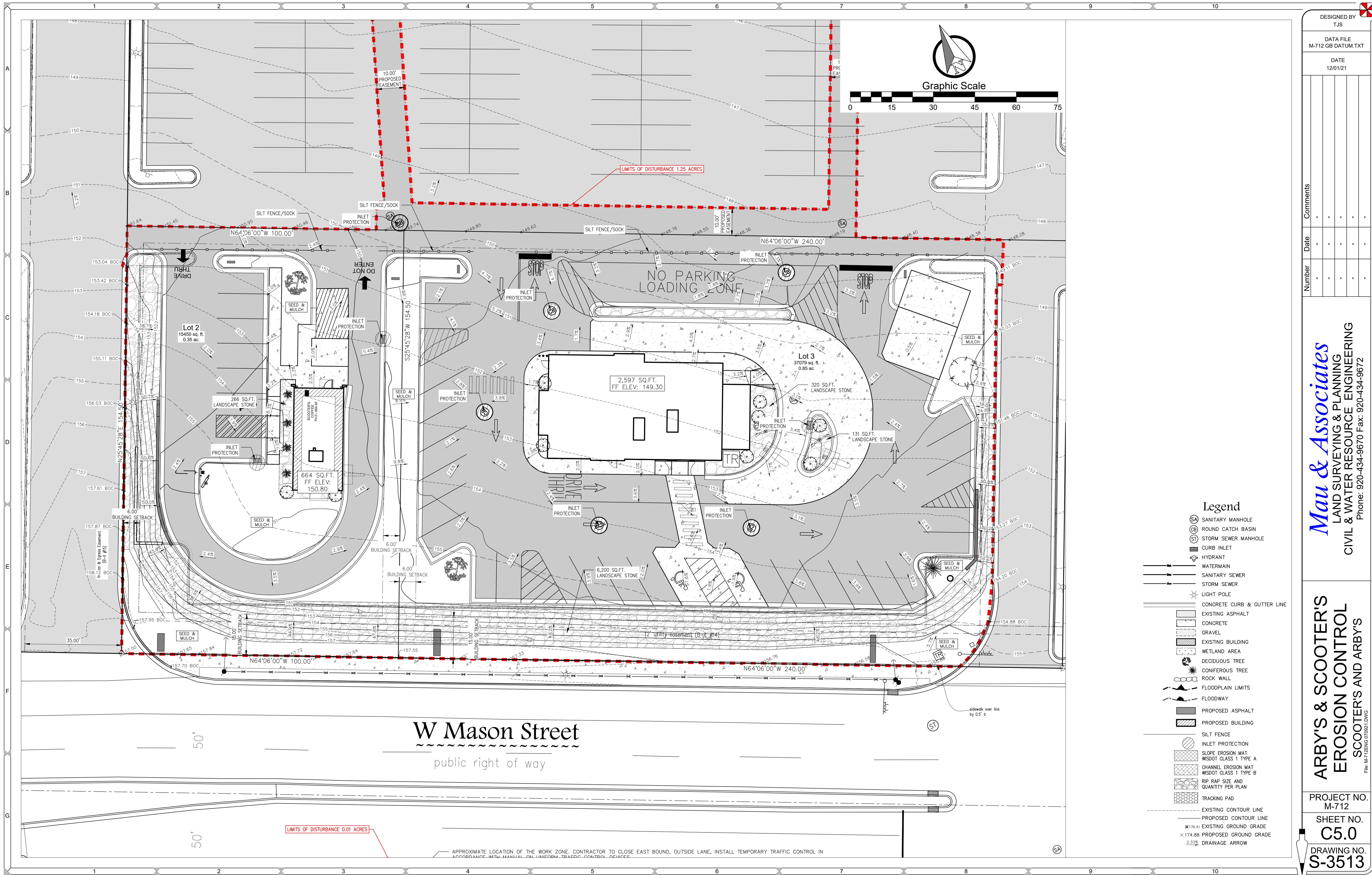
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WET POND SITE PLAN
SCOOTER'S AND ARBY'S

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SHEET NO.
C4.2

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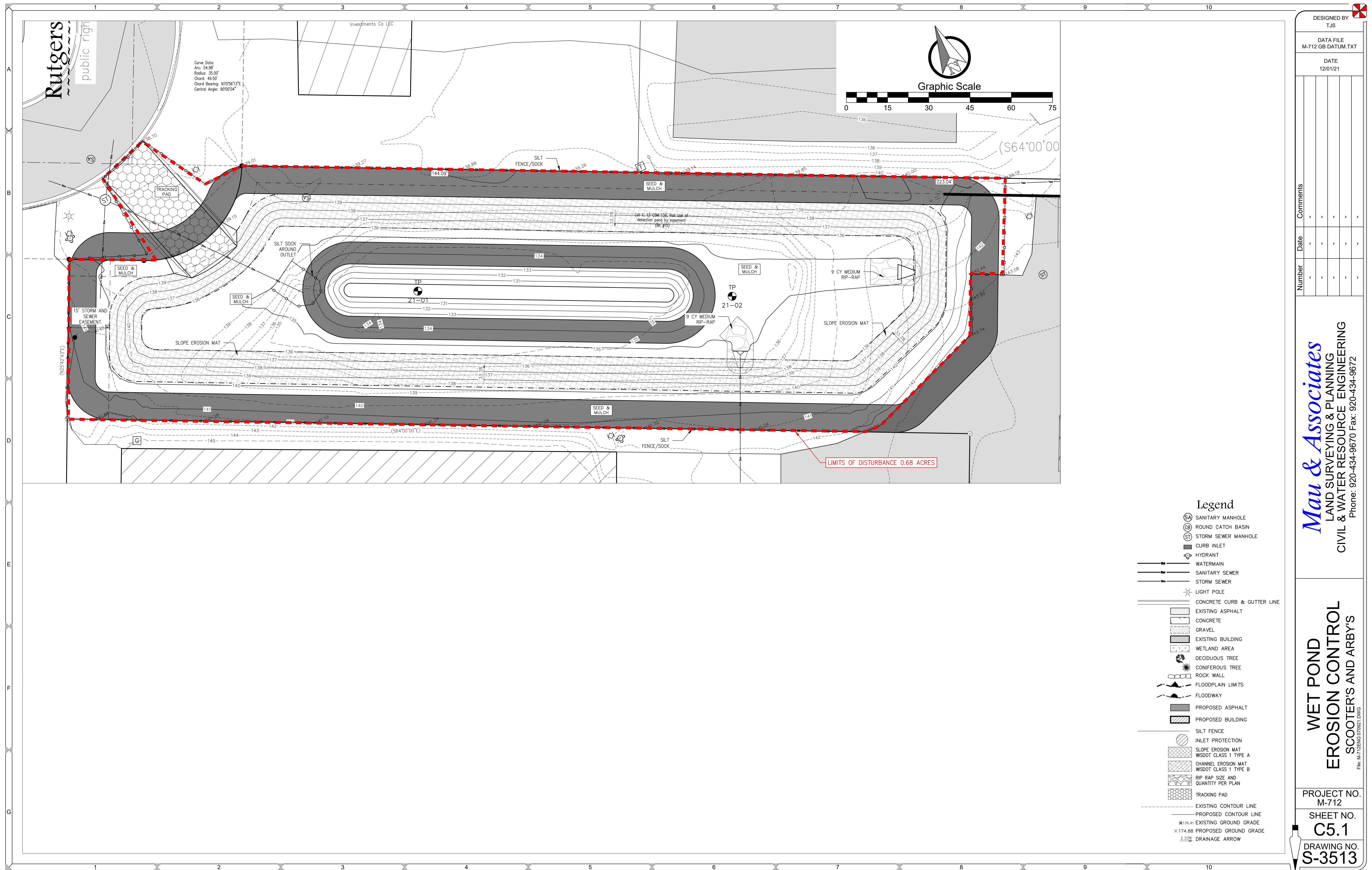
ARBYS & SCOOTER'S
EROSION CONTROL
SCOOTER'S AND ARBY'S

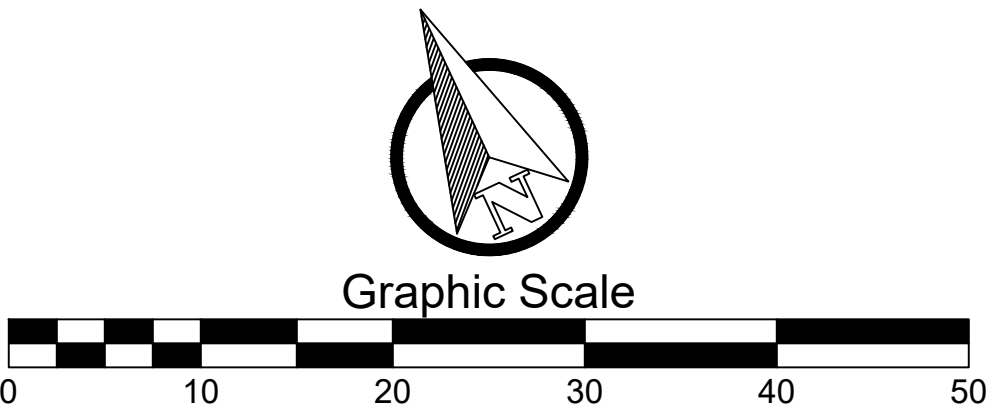
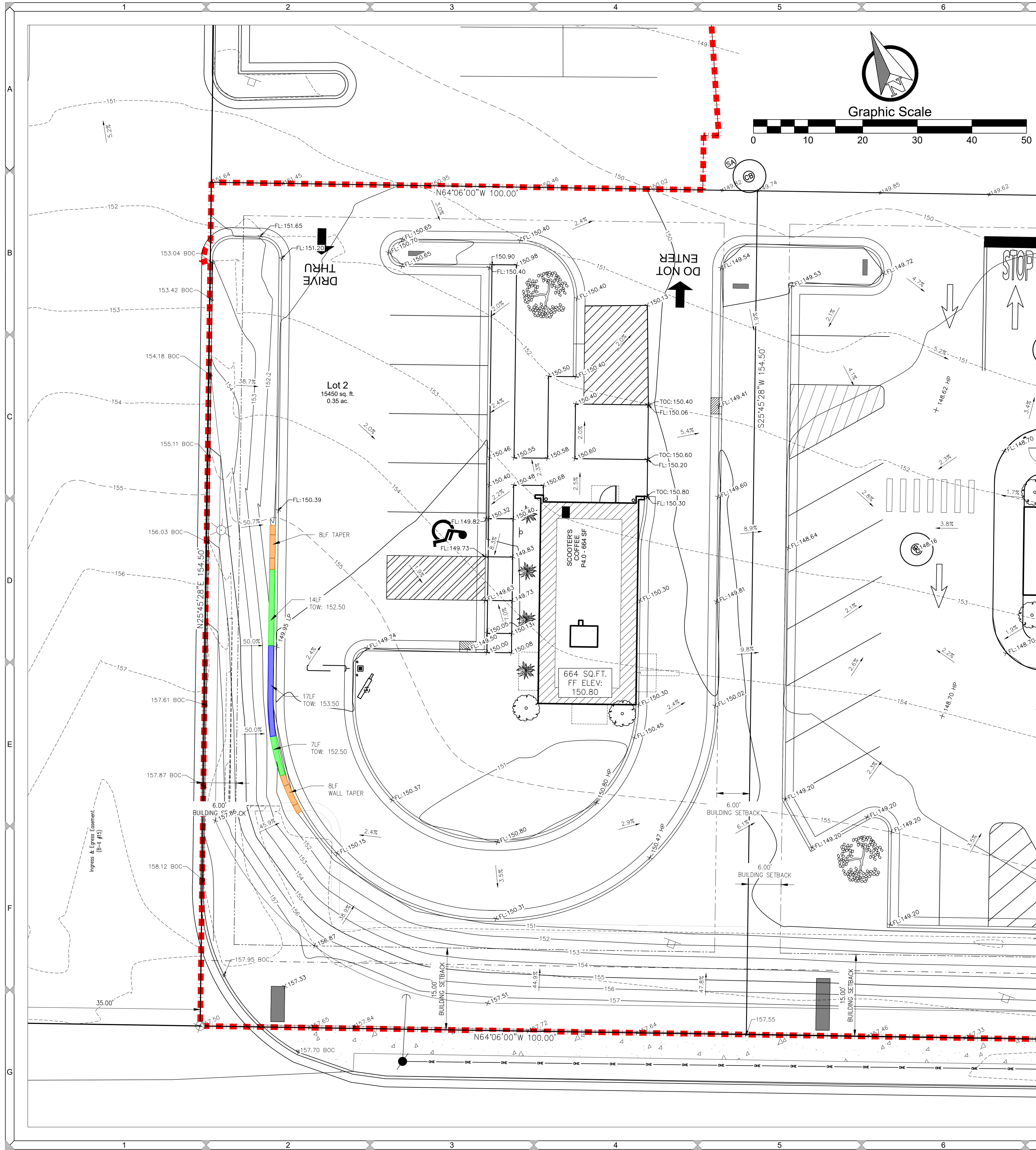
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SHEET NO.
C5.0

DRAWING NO.
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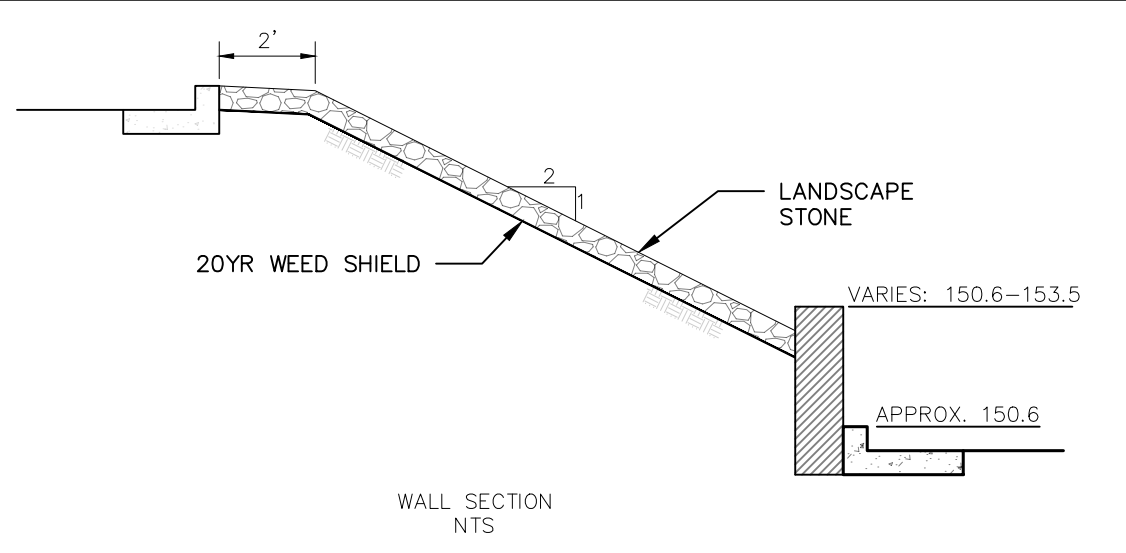




- NOTE:**
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 - The City of Green Bay Dept. of Public Works must be notified (3) working days before the start of any sanitary sewer or storm sewer construction within a Public right-of-way. Contact Matthew Heckenlaible ph. (920) 448- 3100.
 - The City of Green Bay Water Dept. must be notified (3) working days before the start of any water main construction within a Public right-of-way or easement. Contact Brian Powell ph. (920) 448-3480.

Legend

- SA SANITARY MANHOLE
- CB ROUND CATCH BASIN
- ST STORM SEWER MANHOLE
- CI CURB INLET
- HYDRANT
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- LIGHT POLE
- CONCRETE CURB & GUTTER LINE
- EXISTING ASPHALT
- CONCRETE
- GRAVEL
- EXISTING BUILDING
- WETLAND AREA
- DECIDUOUS TREE
- CONIFEROUS TREE
- ROCK WALL
- FLOODPLAIN LIMITS
- FLOODWAY
- PROPOSED ASPHALT
- PROPOSED BUILDING
- SILT FENCE
- INLET PROTECTION
- SLOPE EROSION MAT WSDOT CLASS 1 TYPE A
- CHANNEL EROSION MAT WSDOT CLASS 1 TYPE B
- RIP RAP SIZE AND QUANTITY PER PLAN
- TRACKING PAD
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING GROUND GRADE
- PROPOSED GROUND GRADE
- DRAINAGE ARROW



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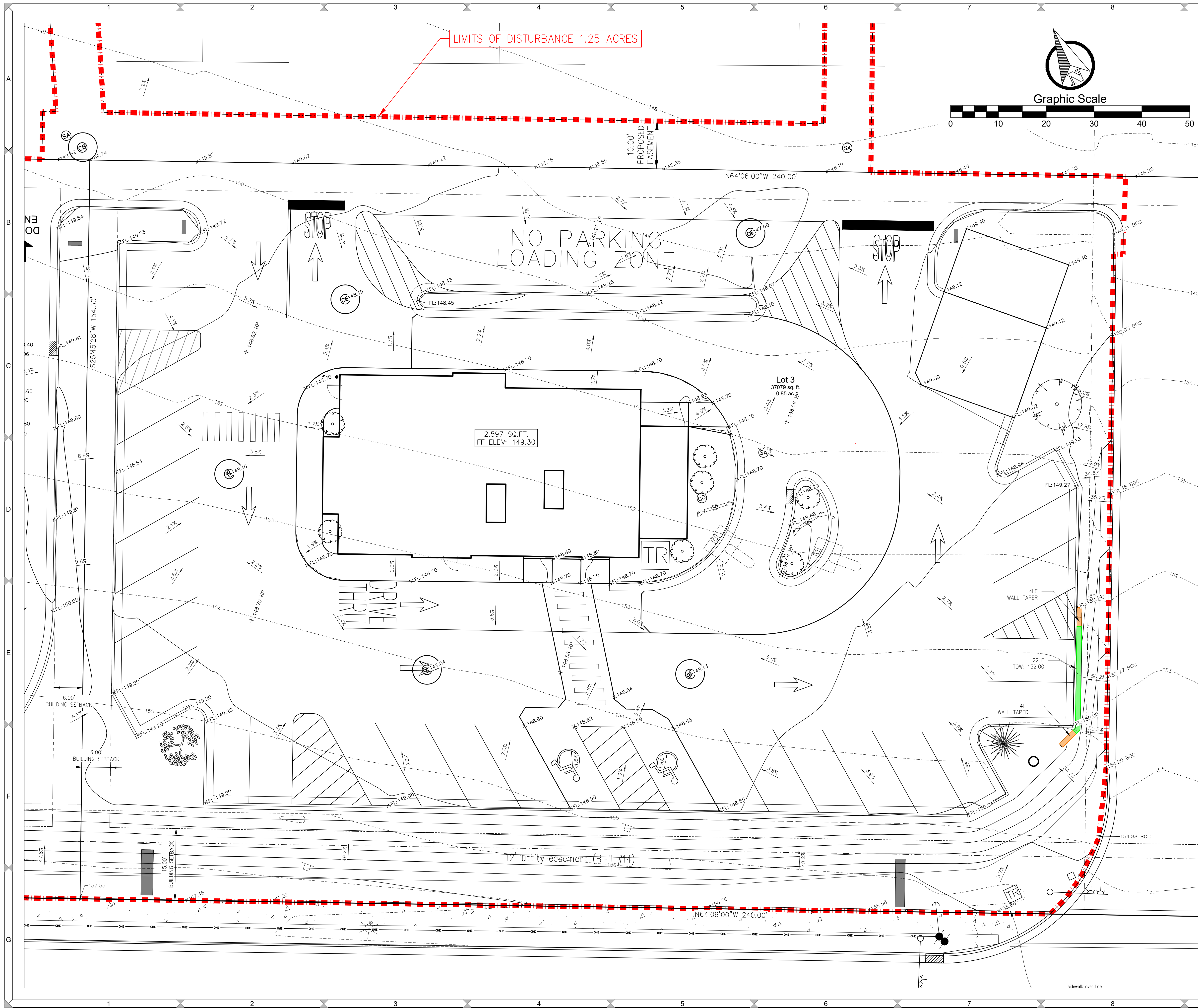
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GRADING PLAN
SCOOTER'S SITE
SCOOTER'S AND ARBY'S
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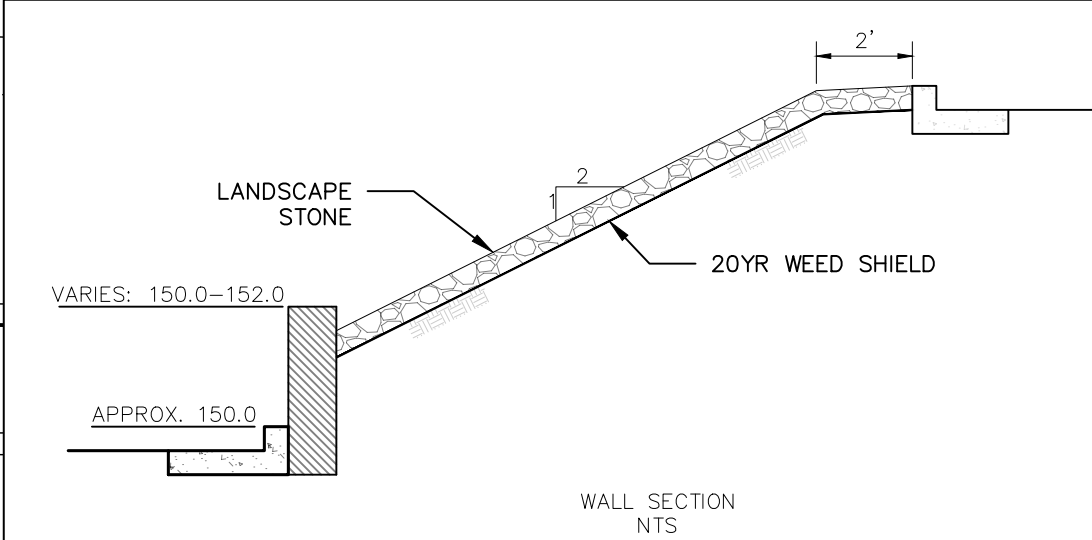
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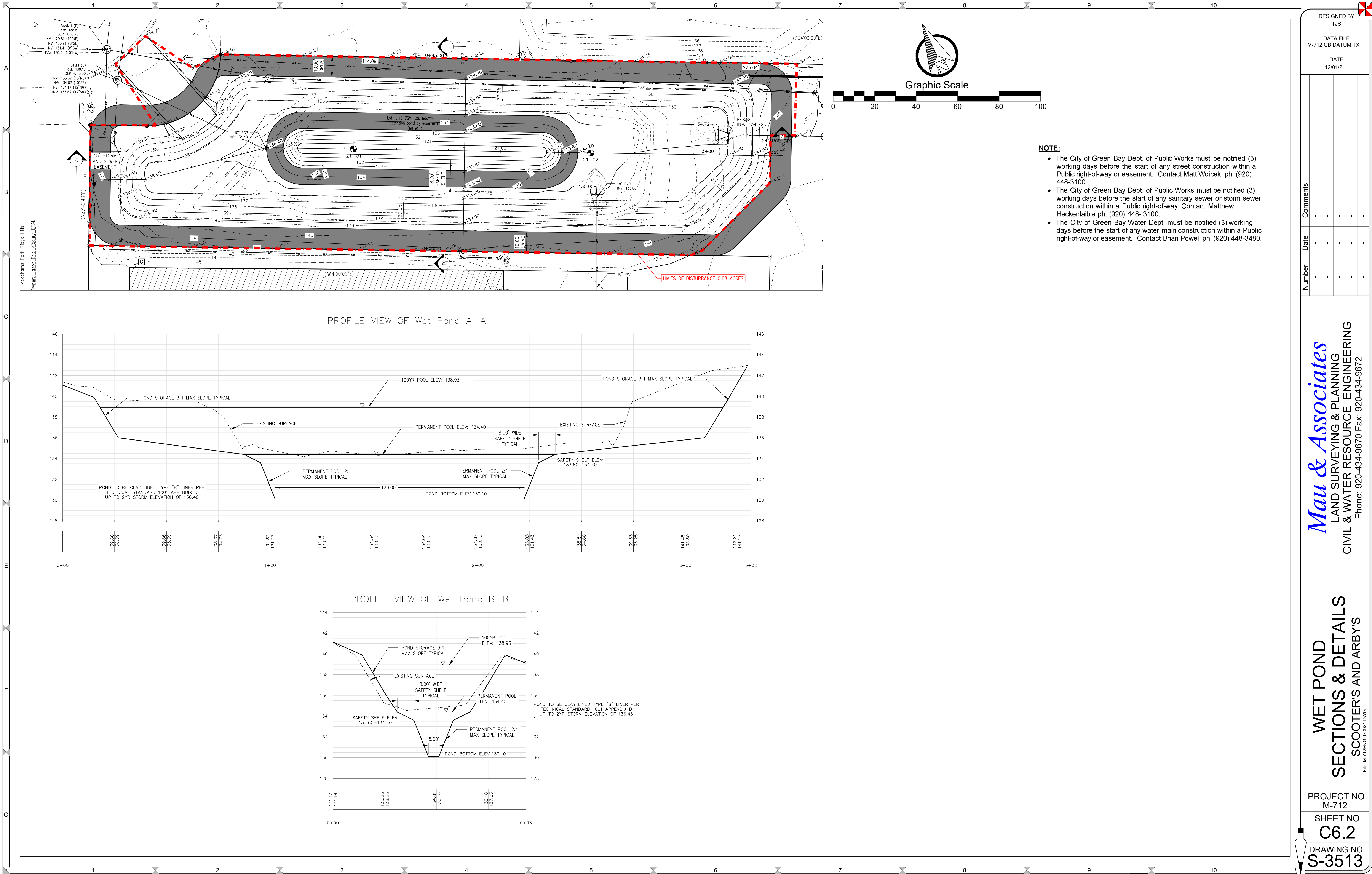
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GRADING PLAN
ARBY'S SITE
SCOOTER'S AND ARBY'S
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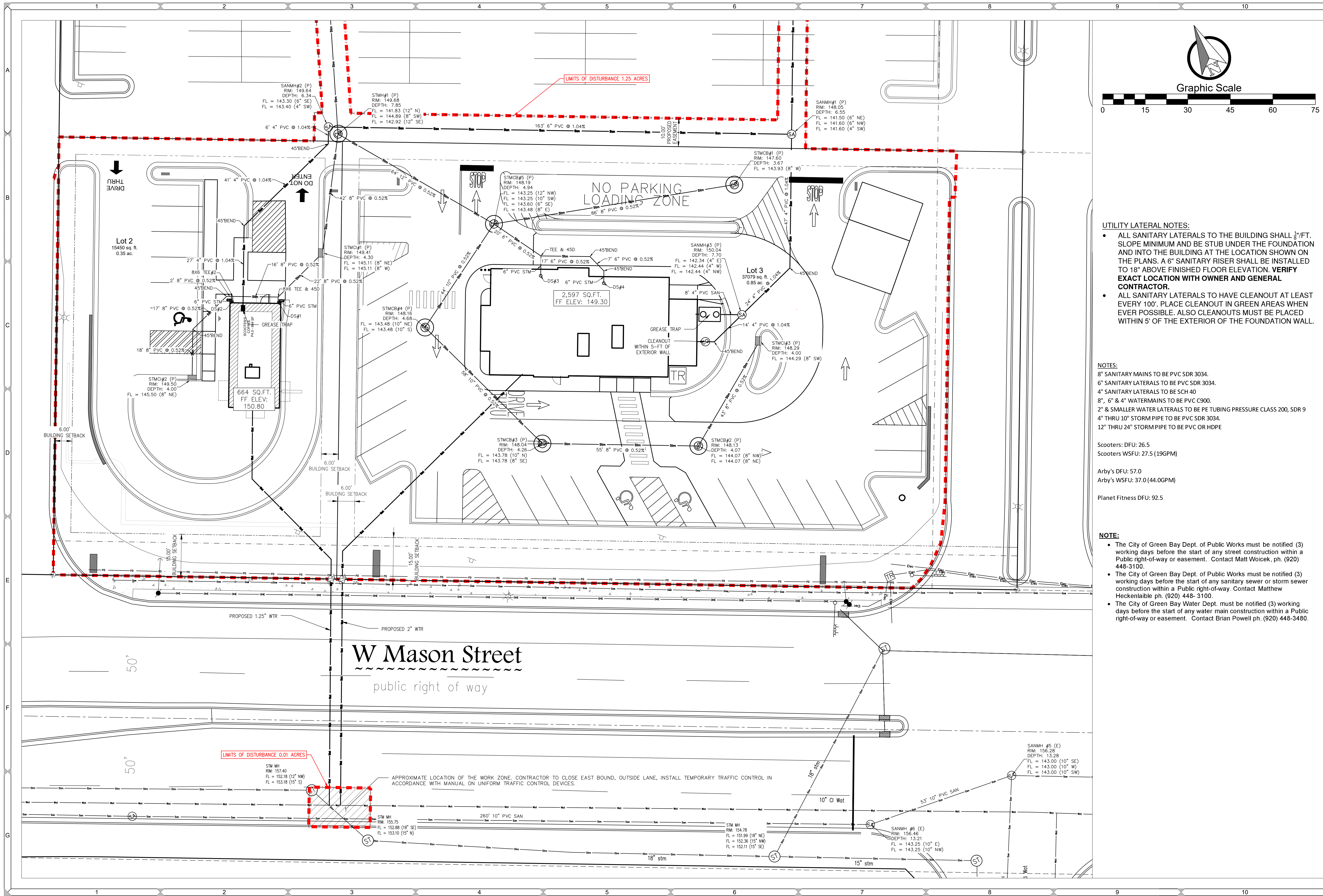
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

**WET POND
SECTIONS & DETAILS**
SCOOTER'S AND ARBY'S
File: M-712ENG 070821.DWG

PROJECT NO.
M-712

SHEET NO.
C6.2

DRAWING NO.
S-3513



UTILITY LATERAL NOTES:

- ALL SANITARY LATERALS TO THE BUILDING SHALL $\frac{1}{8}$ "/FT. SLOPE MINIMUM AND BE STUB UNDER THE FOUNDATION AND INTO THE BUILDING AT THE LOCATION SHOWN ON THE PLANS. A 6" SANITARY RISER SHALL BE INSTALLED TO 18" ABOVE FINISHED FLOOR ELEVATION. **VERIFY EXACT LOCATION WITH OWNER AND GENERAL CONTRACTOR.**
- ALL SANITARY LATERALS TO HAVE CLEANOUT AT LEAST EVERY 100'. PLACE CLEANOUT IN GREEN AREAS WHEN EVER POSSIBLE. ALSO CLEANOUTS MUST BE PLACED WITHIN 5' OF THE EXTERIOR OF THE FOUNDATION WALL.

NOTES:

8" SANITARY MAINS TO BE PVC SDR 3034.
6" SANITARY LATERALS TO BE PVC SDR 3034.
4" SANITARY LATERALS TO BE SCH 40
8", 6" & 4" WATERMAINS TO BE PVC C900.
2" & SMALLER WATER LATERALS TO BE PE TUBING PRESSURE CLASS 200, SDR 9
4" THRU 10" STORM PIPE TO BE PVC SDR 3034.
12" THRU 24" STORM PIPE TO BE PVC OR HDPE

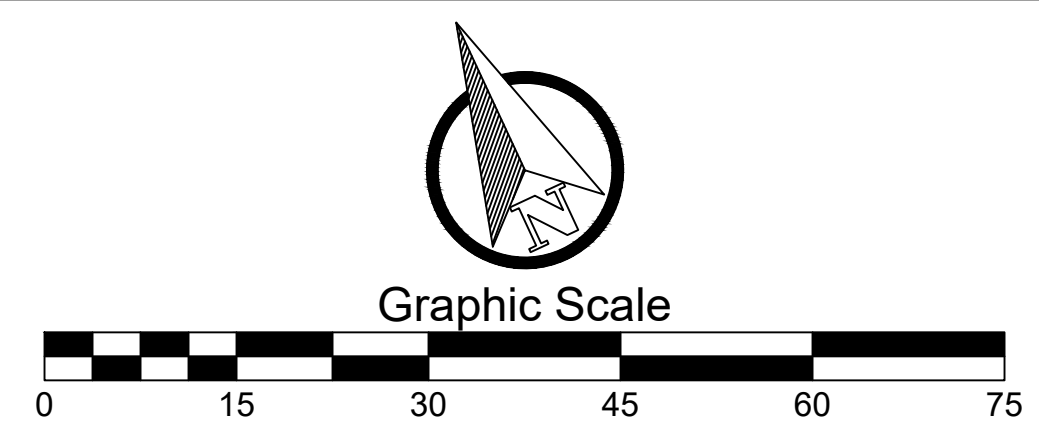
Scooters DFM: 26.5
Scooters WSFU: 27.5 (19GPM)

Arby's DFM: 57.0
Arby's WSFU: 37.0 (44.0GPM)

Planet Fitness DFM: 92.5

NOTE:

- The City of Green Bay Dept. of Public Works must be notified (3) working days before the start of any street construction within a Public right-of-way or easement. Contact Matt Woicek, ph. (920) 448-3100.
- The City of Green Bay Dept. of Public Works must be notified (3) working days before the start of any sanitary sewer or storm sewer construction within a Public right-of-way. Contact Matthew Heckenlaible ph. (920) 448- 3100.
- The City of Green Bay Water Dept. must be notified (3) working days before the start of any water main construction within a Public right-of-way or easement. Contact Brian Powell ph. (920) 448-3480.



DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

DATE
12/01/21

Number	Date	Comments

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
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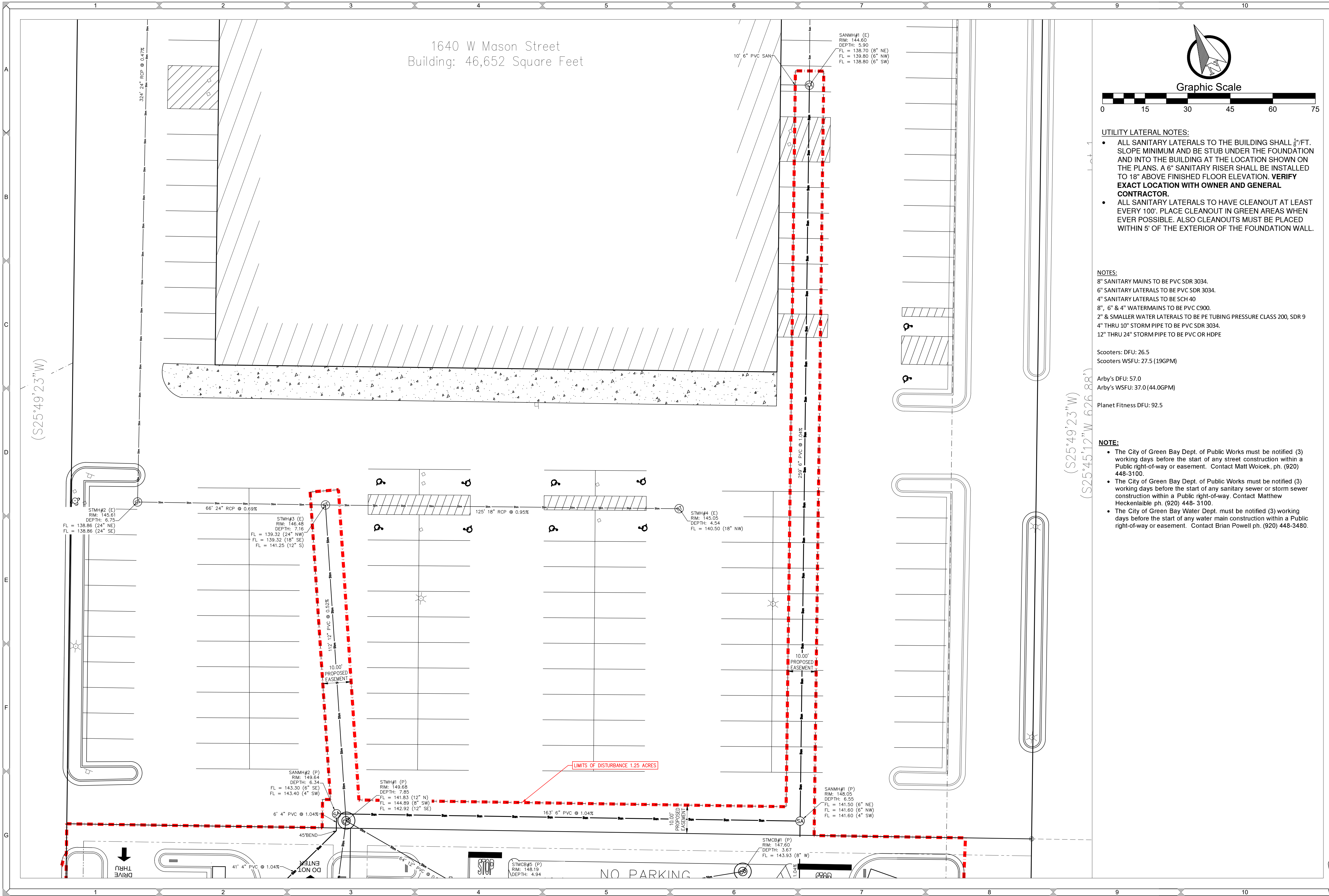
UTILITY PLAN
SCOOTER'S AND ARBY'S

PROJECT NO.
M-712

SHEET NO.
C7.0

DRAWING NO.
S-3513

File: M-712ENG 070821.DWG



DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

DATE
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Number	Date	Comments
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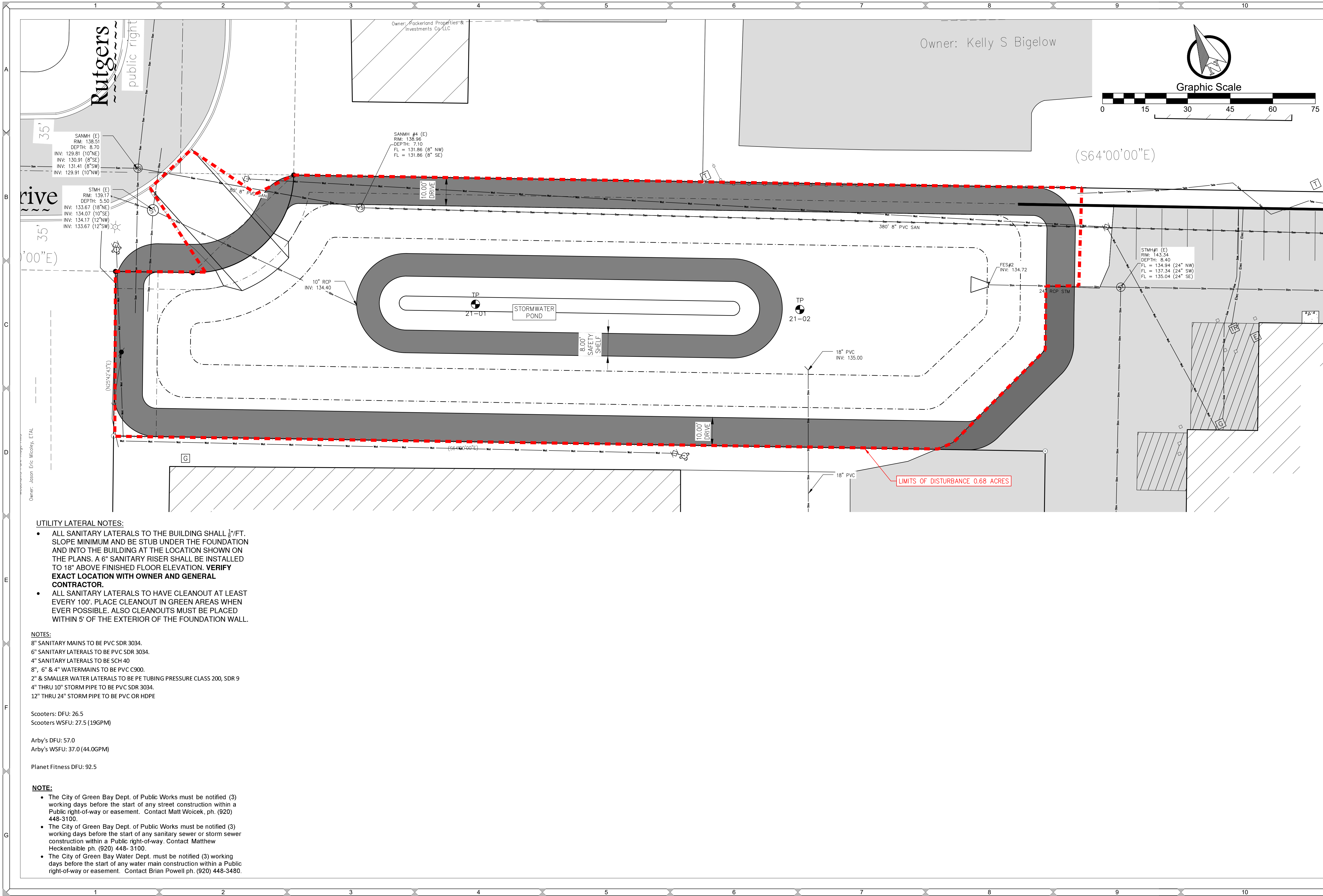
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UTILITY PLAN
SCOOTER'S AND ARBY'S

PROJECT NO.
M-712

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Scooters: DFU: 26.5
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DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

DATE
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Number	Date	Comments
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2	-	-
3	-	-
4	-	-

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UTILITY PLAN
SCOOTER'S AND ARBY'S

PROJECT NO.
M-712

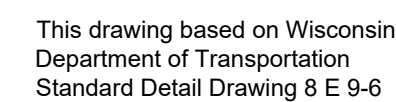
SHEET NO.
C7.2

DRAWING NO.
S-3513

File: M-712ENG 070821.DWG



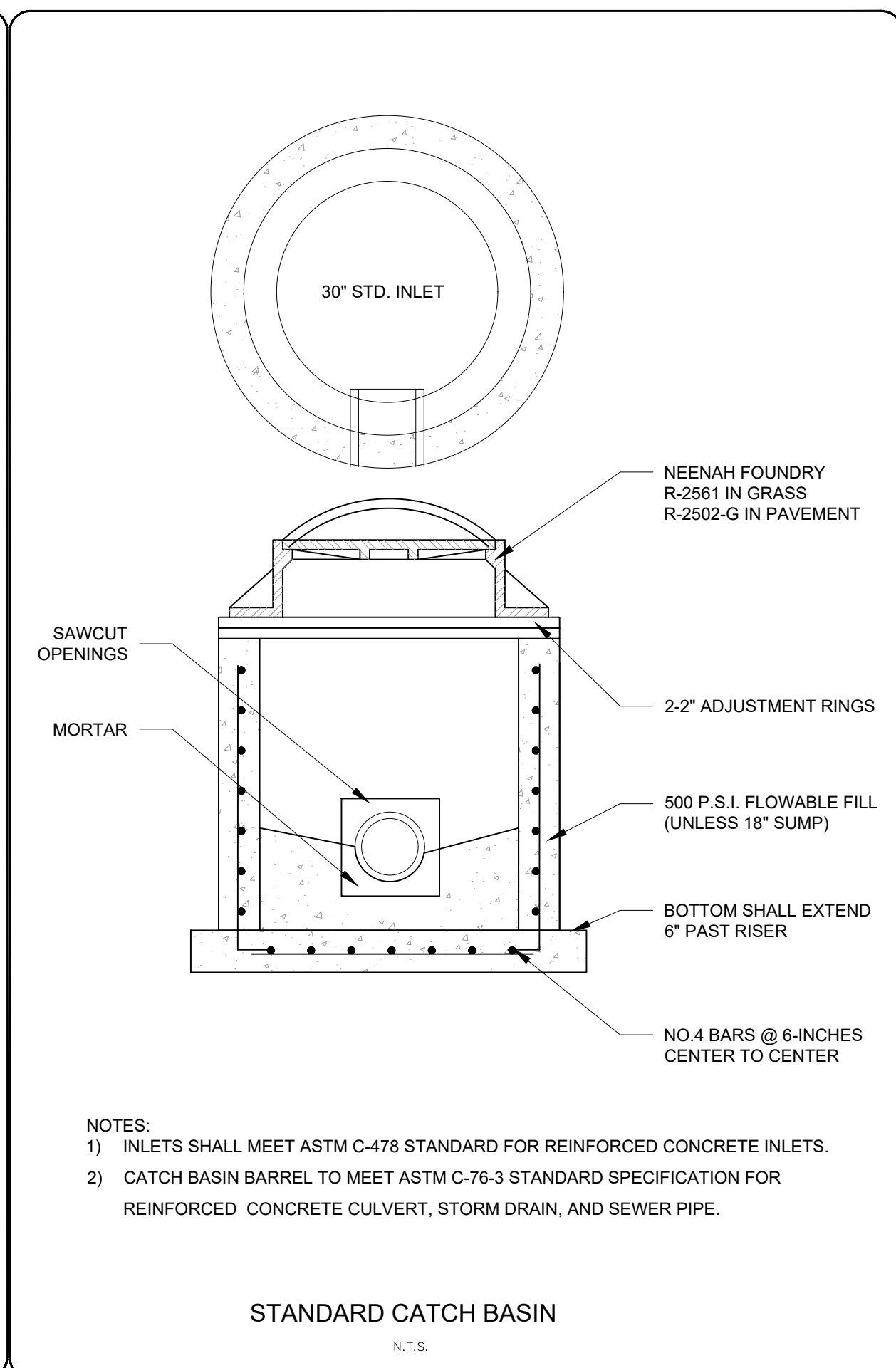
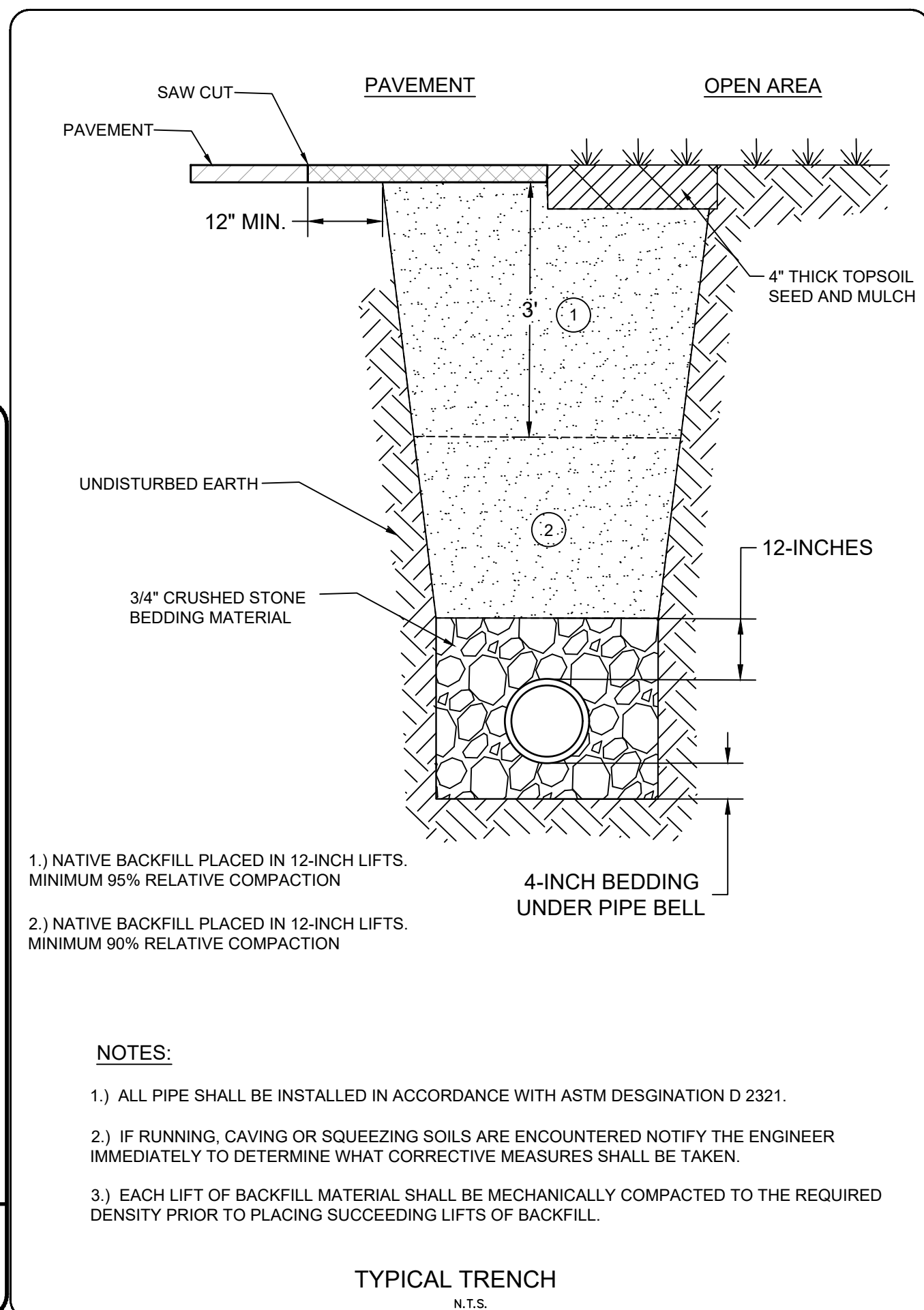
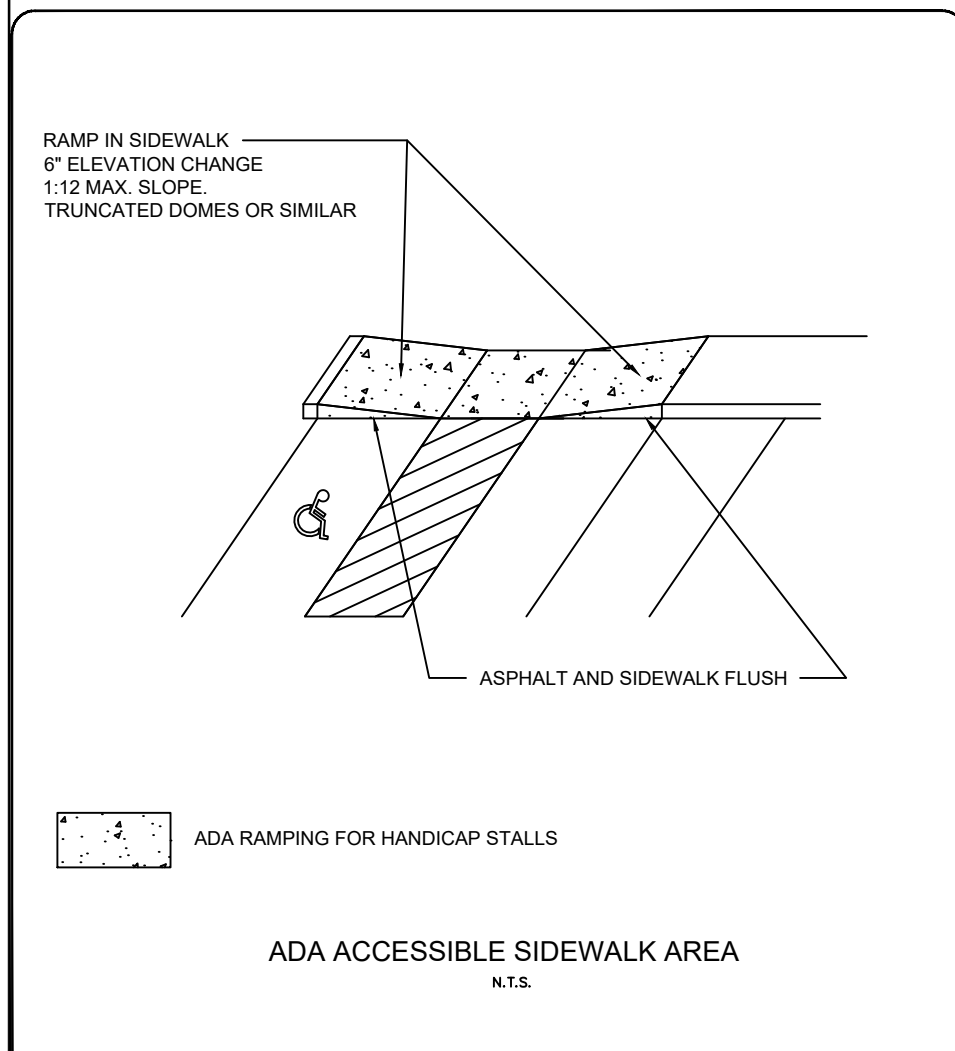
INLET PROTECTION TYPES A, B, & C

NTS

PROJECT NO.
M-712

SHEET NO.
C8.0

DRAWING NO.
S-3513



DESIGNED BY TJS		DATA FILE M-712 GB DATUM.TXT		DATE 12/01/21		
Number	1	2	3	4	5	
Date	1	2	3	4	5	
Comments	1	2	3	4	5	

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
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DETAILS

SCOOTER'S AND ARBY'S

File: M-712ENG 07/0921.DWG

PROJECT NO.
M-712

SHEET NO.
C8.1

DRAWING NO.
S-3513

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 1640 WEST MASON STREET
(ZP 21-40)**

February 1, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 21-08 and the recommendation of the Plan Commission on January 24, 2022, the City of Green Bay does authorize a conditional-use permit for a drive-through restaurant facility at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner:

241,833 SQ FT LOT 2 OF 13 CSM 139 MAP 2691 IN 1024520 BNG
PRT OF LOT 14 OF TANKS SUBD PC 2-9 WSFR EX IN J12317-26
Tax Parcel No.6-150-1

Said conditional-use permit shall be granted subject to:

- a. Access easement be provided to the proposed lot from the parent parcel (No. 6-150-1) for as long as the use is conducted on the proposed property. Easement document must be recorded with the Brown County Register of Deeds and provided to the city prior to building permit issuance.
- b. Pedestrian connection be provided from the internal pedestrian way to the West Mason Street sidewalk unless deemed infeasible by the Department of Public Works based on handicap accessibility.
- c. Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including but not limited to standard subdivision & site plan review and approvals.

Adopted _____

Approved _____

Mayor

Clerk

db

Attachment – Map



Report to the Green Bay Plan Commission

MEETING DATE

January 24, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.7

(ZP 21-41) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a drive-through Coffee Shop (Scooter's) in a General Commercial (C1) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner. (Ald. J. VanderLeest, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-41 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1640 West Mason Street
(ZP 21-41)**

The Green Bay Plan Commission will hold a public hearing on **Monday, January 24, 2022**, 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=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,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:

A request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC, property owner. (Ald. J. VanderLeest, District 11)

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

City of Green Bay

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 david.buck@greenbaywi.gov.

Publication Dates: January 10, 2022 and January 17, 2022



Report to the Green Bay Plan Commission

MEETING DATE

January 24, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.8

(ZP 21-41) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a drive-through Coffee Shop (Scooter's) in a General Commercial (C1) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).

BACKGROUND

Reason for Request: To permit a drive-through coffee shop.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1) - Parking area

NORTH: General Commercial (C1) - Commercial service

SOUTH: Varied Density Residential (R-3) - Multi-family Residential

EAST: General Commercial (C1) - Commercial retail & service

WEST: General Commercial (C1) - Commercial retail & religious institution

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area for commercial land 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 subject property is located on the north side of West Mason Street approximately 700 feet west of the West Mason – Military Avenue intersection. The subject property is currently a single 5.55-acre parcel containing a 46,000 square foot “medium box” commercial building housing Planet Fitness Health Club. The property owner proposes to subdivide the West Mason Street frontage creating two new lots. The westernmost lot is proposed to be .35 acres/15,450 square feet and be the future location of a Scooter's drive-through coffee shop and the easternmost lot is proposed to be .85 acres/37,079 square feet and be the future location for a full-service Arby's Restaurant with drive-through. Both proposed drive-through uses require conditional use permits to be established in the C1 district. This conditional use permit request is for the Scooter's drive-through coffee shop location.

The petitioner is requesting conditional use approval to allow for the removal of approximately 1.03 acres/45,000 square feet of underutilized existing parking lot and the construction of a 664 square foot drive-through only coffee shop located along the West Mason Street frontage adjacent a shared driveway on the west. The proposed site will be improved with the small coffee shop itself, 7 parking stalls, drive-through lane, refuse enclosure and site landscaping. There are no customer entrances as service is provided via drive-through only, but an employee entrance is to be located on the north side of the building. Drive-through order boards on the west side & pick-up window is on the east. Vehicular access

will be provided from two shared driveways onto West Mason Street.

Staff has conducted a cursory review of the site plan and it appears to meet zoning code requirements with a few exceptions; however, a full site plan review will be conducted prior to official site plan approval. The City Traffic Engineer has reviewed the project related to traffic 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 Chapter 44, Article II, Section 44-83 (e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *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.*
3. *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.*
4. *Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
5. *Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
6. *The conditional use shall have adequate parking facilities as specified in Article XVIII of this chapter.*
7. *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 possible disparity with the fifth (5) & seventh (7) standard:

Standard 5: Although the proposed lot will have West Mason Street frontage, once divided from the parent parcel, it will not have direct vehicular access. Though it will be required as part of the land division, staff also recommends a condition that an access easement (recorded with the Brown County Register of Deeds and supplied to the city) be provided to the proposed lot from the parent parcel (parcel no. 6-150-1) for as long as the use is conducted on the proposed property.

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, optimizes land area for tax base and to minimize the presence of vacant surface area within a development site. The applicant has made an application to the Board of Appeals for relief from the F.A.R. standard and received a variance on December 20, 2021.

Staff feels the proposed drive-through coffee shop is a compatible land use within the Mason Street corridor. However, we have some misgivings that the site design is "automobile-only", essentially preventing safe access for those who choose or must utilize transit, walking, bicycling, etc. Should this location be more integrated or in closer proximity to residential uses, staff would likely recommend a condition that a walk-up window or other nonvehicle accommodations be made to the site plan, as part of Standard 3.

Aldersperson VanderLeest, adjacent property owners and the Fireman's Park Neighborhood Association have been notified of the request. As of the drafting of this report, staff has not received any calls regarding this request.

RECOMMENDATION

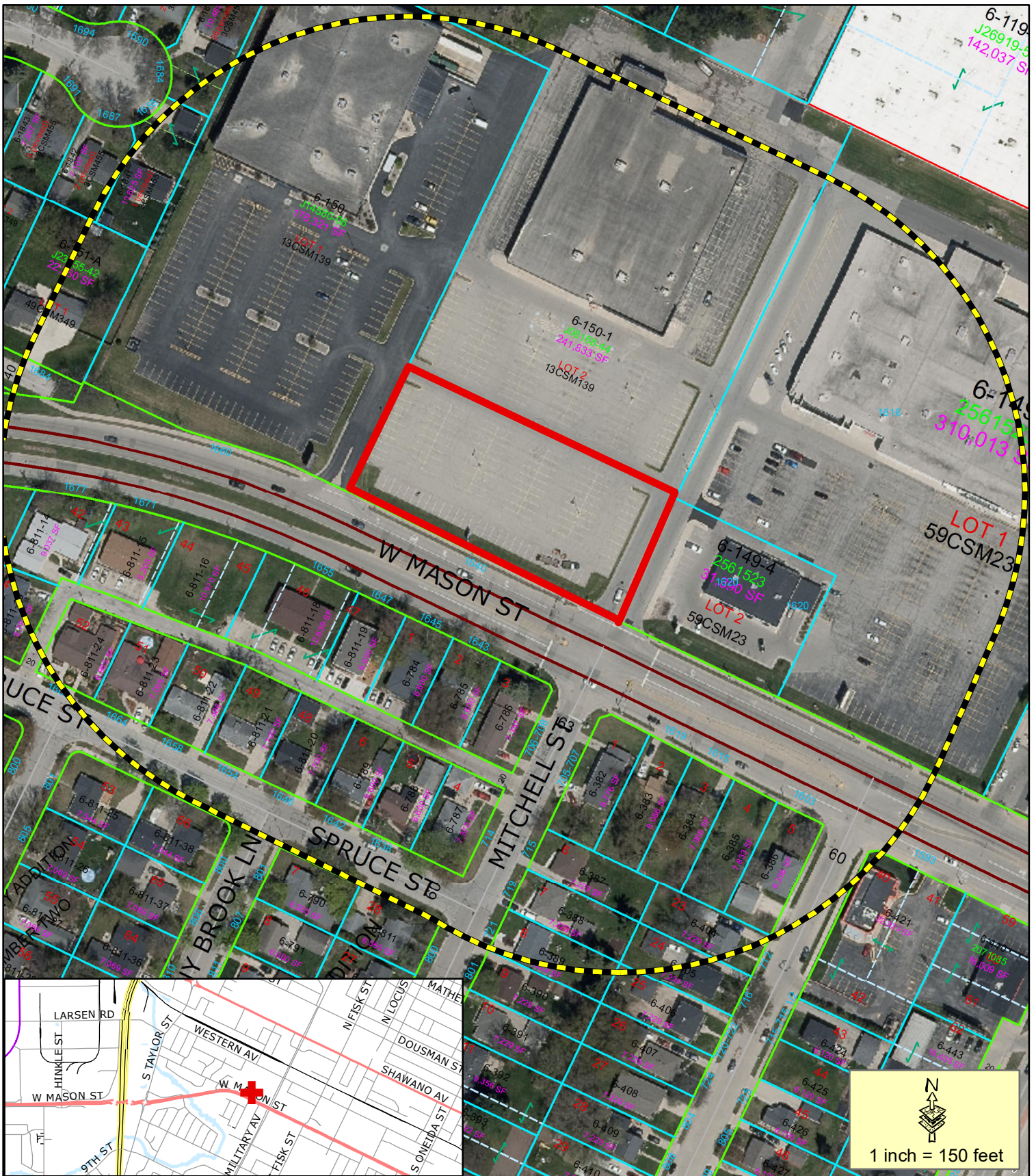
Approval of request, subject to:

1. Access easement be provided to the proposed lot from the parent parcel (No. 6-150-1) for as long as the use is conducted on the proposed property. Easement document must be recorded with the Brown County Register of Deeds and provided to the city prior to building permit issuance.
2. Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including but not limited to standard subdivision & site plan review and approvals.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-40 & 41 PropMap
2. ZP 21-41 Application
3. ZP 21-41 Resolution CUP 1640 Wast Mason St



- Proposed CUP
- 400' Property Owner Notice

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 DB

Zoning Petition (ZP 21-40 & 21-41)

Proposed Conditional Use Permit (CUP) for Drive-throughs at 1640 West Mason 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): Jon LeRoy, Mau & Associates Date: 12/22/21
Email: jleroy@mau-associates.com Phone Number: 920.434.9670
Address: 400 Security Blvd Ste. 1 City: Green Bay State: WI Zip Code: 54315
Property Owner: Newfield Enterprises II LLC Phone Number: 920.494.3461
Parcel Numbers (required): 6-150-1-1
Location of Property: 1600 Block W. Mason 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, Jon LeRoy, 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): Jonathan Ziegler
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).

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

Scooter's Coffee

Conditional Use Permit
Request



Part of 1640 W Mason Street

December 22, 2021

Conditional Use Written Narrative (Scooter's):

Please find the following written narrative and supporting documents as a request for a conditional use permit at Parcel 6-150-1-1 for the purpose of constructing and operating a drive-thru Scooter's Coffee restaurant.

Braveheart Development is seeking to develop the underused surface parking lot near street to construct a drive through Scooter's Coffee. This requires a conditional use permit to be granted within the C1 zoning code for the site.

Scooter's Coffee looks to create a single building which serves drive thru only customers. The site has been an underused surface parking lot located off Mason Street between two existing driveways which lead to big box stores setback hundreds of feet from Mason Street.

The site is comprised of a small parcel which is 0.35 acres near the intersection of West Mason and Mitchell. Neufeld Enterprises II LLC owns the property.

Scooter's Coffee seeks to create an approximately 664 square foot building footprint to serve customers. Existing zoning for the site is C1. A variance has been approved to meet floor area ratio(FAR) minimum standards for the site. The overall site is 15450 square feet. This results in the FAR at 0.03, rather than the 0.10 minimum for C1 sites. Document materials from the approved variance request are attached with this request.

Operations:

Scooter's Coffee will continue their growing operations in Green Bay. The first community operations opened this past autumn on East Mason Street. A second Brown County location on Oneida Street in Ashwaubenon will likely begin operation near the New Year holiday.

This store will follow similar cues to the existing stores in the area. Operations 7 days a week, with an opening time around 5:30am-6 am and a closing time near 7pm.

The store will generally staff between 2 and 4 employees at a given time, depending on time of day.

Timeline:

Pending approvals for a conditional use permit to allow for a drive through approved by Council. Site recently had a CSM approved and recorded with the county. Site plans have been submitted to the city for regulatory approvals. Groundbreaking is scheduled for spring 2022 with operations to follow post construction.

Legal Description for Parcel 6-150-1-2

Lot 2 CSM 9413 in 2988633 being part of Lot 14 of Tanks Subdivision PC 2-9, WSFR, City of Green Bay, Brown County, Wisconsin

Post Script:

The conditional use permit request is being submitted at the same time as an Arby's drive through conditional use permit request. Site plans included in this request also show Arby's to the east. The sites are on separate parcels and will the individual franchises and operations will occur separately. The sites are both owned by Neufeld Enterprises II LLC.

The following items have been attached

-Certified Survey Map

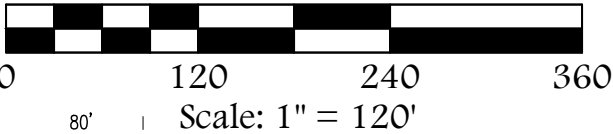
-Site Plan (for Arby's and Scooter's)

-Elevations

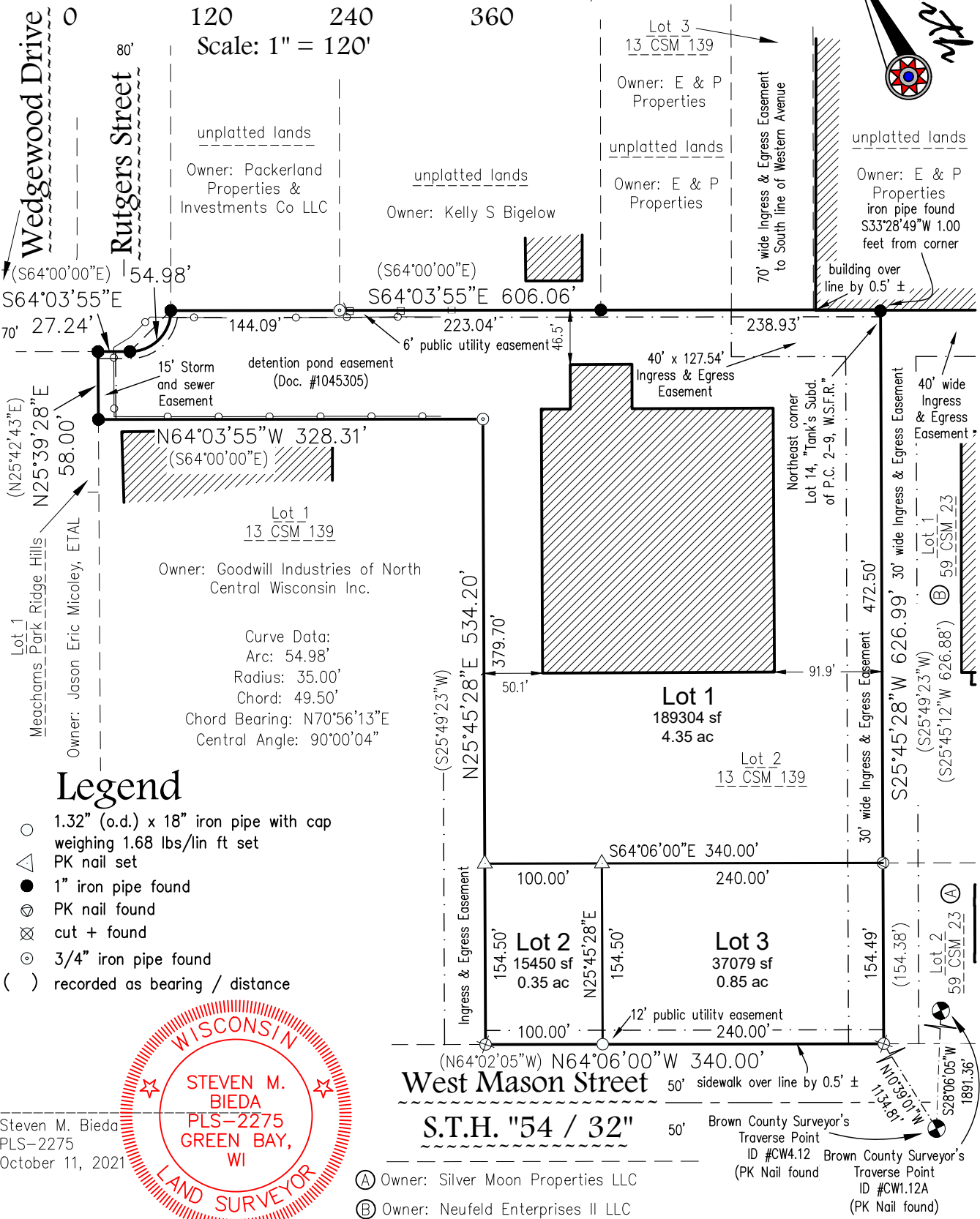
-Variance Application

Certified Survey Map

Part of Lot 2, Volume 13, Certified Survey Maps, Page 139,
Map Number 2691, Document Number 1024520, Brown
County Records, being located in part of Lot 14 of "Tank's
Subdivision of Private Claims 2-9, West Side of the Fox River",
in the City of Green Bay, Brown County, Wisconsin.



Bearings referenced to the line
between Brown County Surveyor's
Traverse Point Numbers CW1.12A and
CW4.12, assumed to be S28°06'05"W.



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- △ PK nail set
- 1" iron pipe found
- ⊗ PK nail found
- ⊗ cut + found
- ⊙ 3/4" iron pipe found
- () recorded as bearing / distance



Steven M. Bieda
PLS-2275
October 11, 2021

- (A) Owner: Silver Moon Properties LLC
- (B) Owner: Neufeld Enterprises II LLC
- Brown County Surveyor's Traverse Point ID #CW4.12 Brown County Surveyor's Traverse Point ID #CW1.12A (PK Nail found)

Client: Neufeld Enterprises II, LLC
Tax Parcel: 6-150-1
Drafted By: BAR
File: M-712CSM 100421.dwg
Data File: M-712.txt

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

Sheet One of Four
Project No.: M-712
Drawing No.: L-11598
Fieldwork Completed: 11/29/2021



Certified Survey Map

Part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691,
Document Number 1024520, Brown County Records, being located in part of Lot
14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in
the City of Green Bay, Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE

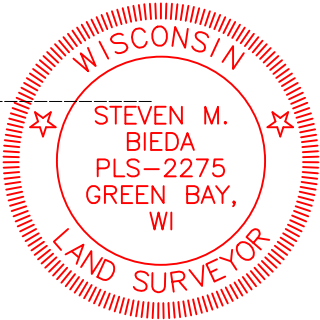
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691, Document Number 1024520, Brown County Records, being located in part of Lot 14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Beginning at the Northeast corner of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691, Document Number 1024520, Brown County Records, also being the Northeast corner of Lot 14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River"; thence S25°45'28"W, 626.99 feet along the East line of said Lot 2 to the Northerly right of way of State Trunk Highway 54/32, also known as West Mason Street; thence N64°06'00"W, 340.00 feet along said right of way to the West line of said Lot 2; thence N25°45'28"E, 534.20 feet along said West line; thence N64°03'55"W, 328.31 feet along a South line of said Lot 2; thence N25°39'28"E, 58.00 feet along the West line of said Lot 2, also being the East line of Lot 1 of the recorded plat of "Meacham's Park Ridge Hills", to the Northeast corner thereof; thence S64°03'55"E, 27.24 feet along the Southerly right of way of Wedgewood Drive; thence 54.98 feet along said right of way being the arc of a 35.00 foot radius curve to the left whose long chord bears N70°56'13"E, 49.50 feet; thence S64°03'55"E, 606.06 feet along the North line of said Lot 2 to the point of beginning.

Parcel contains 241,832 square feet / 5.55 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Green Bay code in surveying, dividing and mapping the same.

Steven M. Bieda
PLS-2275
October 11, 2021



CERTIFICATE OF THE CITY OF GREEN BAY

Approved by the City of Green Bay, as required by Wisconsin Statutes Chapter 236, and the City of Green Bay Municipal Code Chapter 36, Subdivision and Platting, on this _____ day of _____, 20__.

Neil Stechschalte
Director of Development

CERTIFICATE OF THE GREEN BAY CITY CLERK

As the duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in the Certified Survey Map.

Celestine Jeffreys Date
Green Bay City Clerk





Certified Survey Map

Part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691,
Document Number 1024520, Brown County Records, being located in part of Lot
14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in
the City of Green Bay, Brown County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Neufeld Enterprises II, LLC a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Neufeld Enterprises II, LLC, does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission and the City of Green Bay for approval or objection in accordance with current Land Subdivision Ordinances. Neufeld Enterprises II, LLC understands that the City will discontinue any public improvements upon discovery or notice of any other condition requiring abnormal public improvement costs. We further acknowledge that the City's action or inaction in this regard shall not be construed as an admission of liability for hazardous waste cleanup or burial site preservation costs.

In Witness Whereof, the said Neufeld Enterprises II, LLC, has caused these presents to be signed by _____, it's _____ on this _____ day of _____, 20____,

Personally came before me this _____ day of _____, 20____, the above named Owners, to me known to the persons who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Neufeld Enterprises II, LLC, Owner(s) of said lands.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, its _____ and countersigned by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

In the presence of: _____

President Date

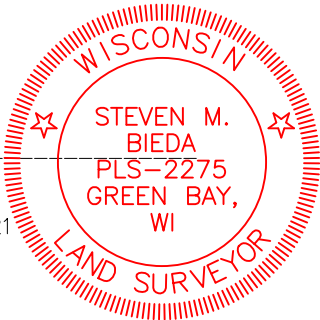
Secretary or Cashier Date

Personally came before me this _____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Steven M. Bieda
PLS-2275
October 11, 2021





Certified Survey Map

Part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691,
Document Number 1024520, Brown County Records, being located in part of Lot
14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in
the City of Green Bay, Brown County, Wisconsin.

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

This Certified Survey Map is contained wholly within the property described in Document Number 2899239. It is all of Tax Parcel 6-150-1. The current property owner of record is Neufeld Enterprises II, LLC.

City of Green Bay zoning and building approvals are required prior to commencing construction of buildings, structures, drives, or parking areas and may also be required prior to commencing grading, excavation, filling or other land disturbing activities.

Areas designated as Public Utility Easements shall be granted to all Public Utility Companies or Agencies that provide service directly to the public.

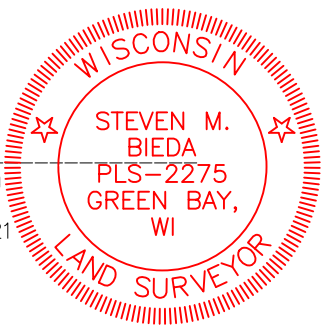
RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Steven M. Bieda
PLS-2275
October 11, 2021



SCOOTER'S AND ARBY'S

1640 W. MASON

CITY OF GREEN BAY

PRELIMINARY

PROJECT INFORMATION

OWNER(S):	NEUFELD ENTERPRISES II LLC
PROJECT NAME:	SCOOTER'S AND ARBY'S AT 1640 W. MASON
PROJECT DESCRIPTION:	SCOOTER'S COFFEE AND ARBY'S WITH STORMWATER MANAGEMENT
PROJECT LOCATION:	1640 W. MASON
PARCEL NUMBER(S):	6-150-1

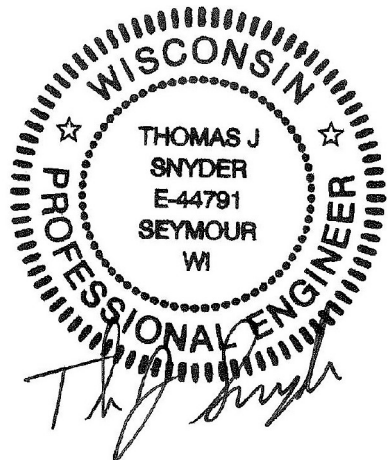
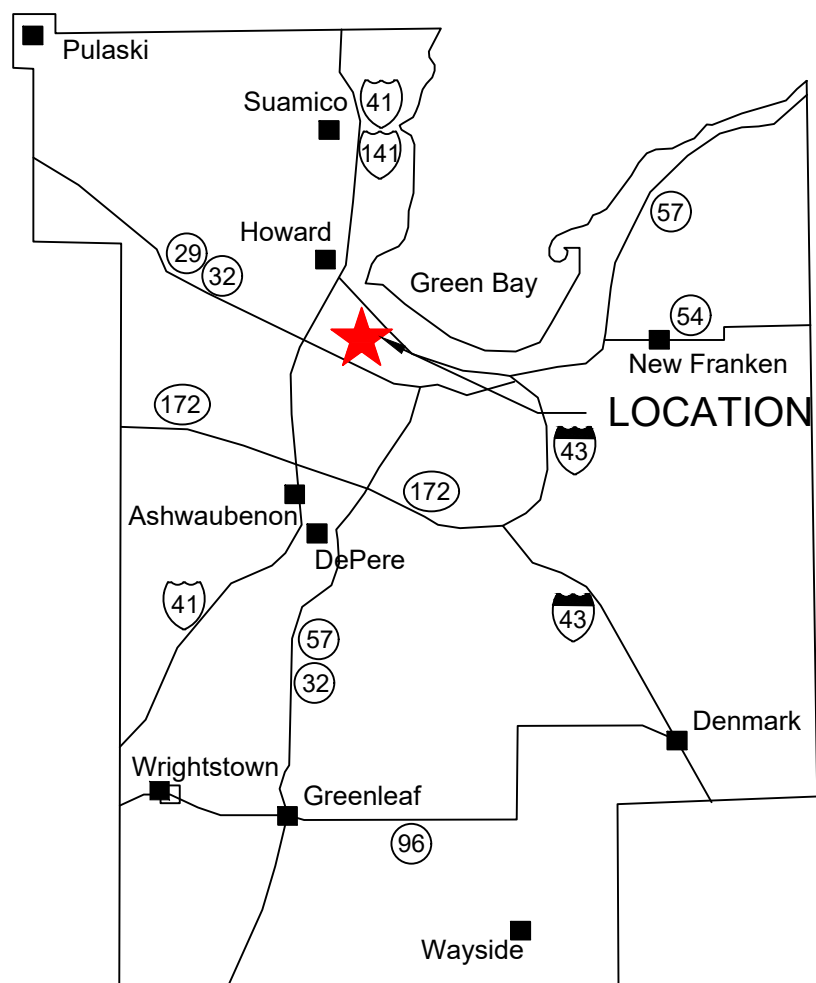
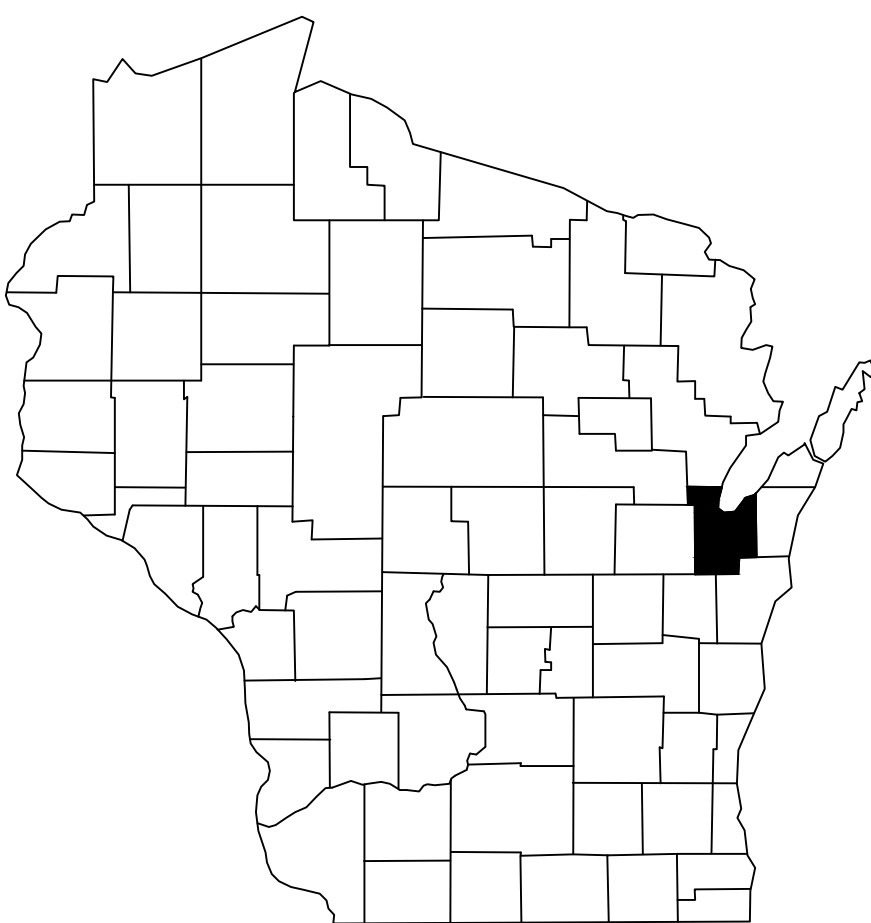
LEGAL DESCRIPTION
Part of Lot 2, Volume 13, Certified Survey Maps, Page 139, Map Number 2691, Document Number 1024520, Brown County Records, being located in part of Lot 14 of "Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in the City of Green Bay, Brown County, Wisconsin.

CONTACT INFORMATION

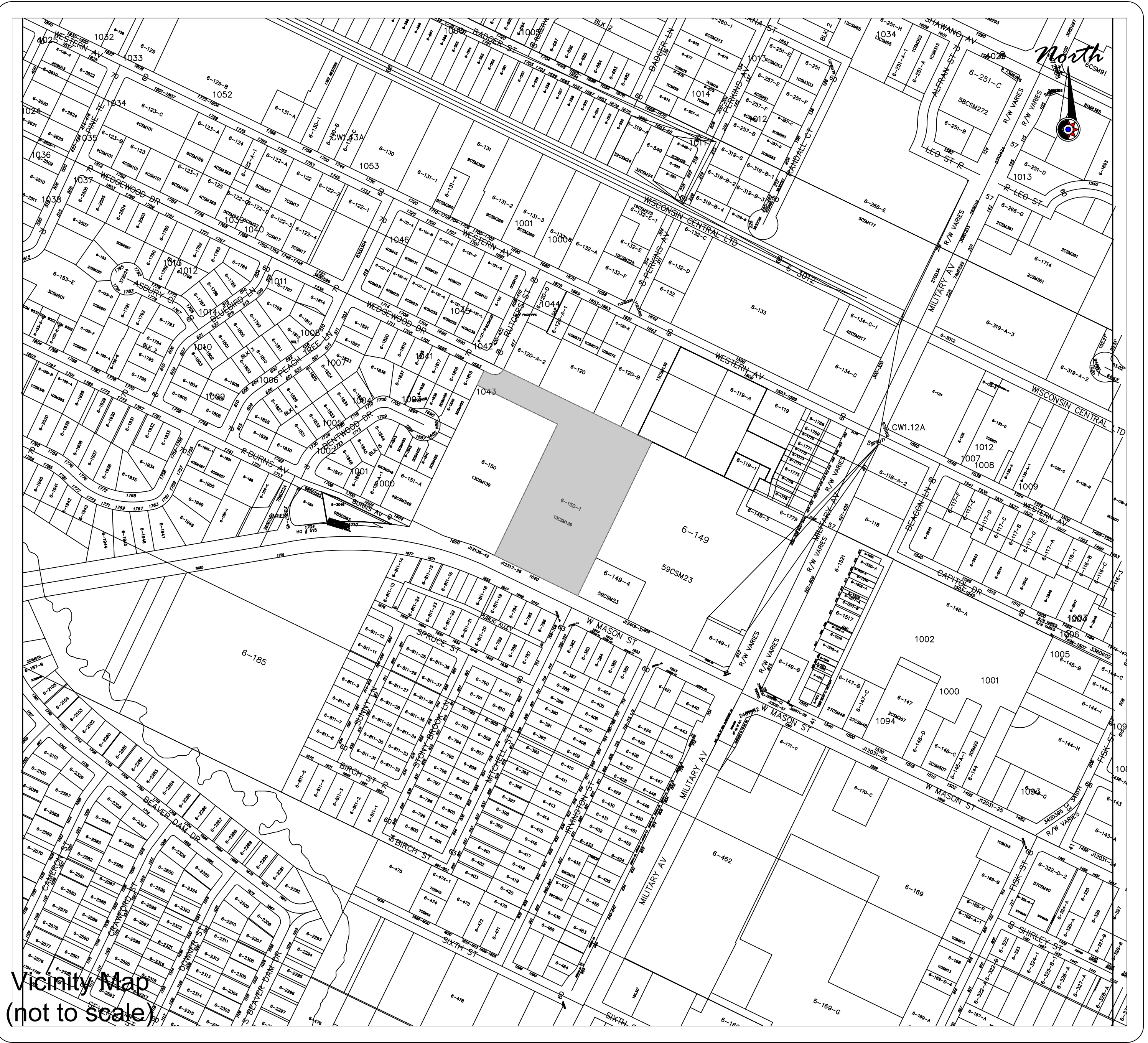
OWNER(S):	DAVID MARTIN 320 W. MILITARY AVE GREEN BAY, WI 54303 PH.: 920-490-3104 david@hmartin.com
ENGINEER:	MAU & ASSOCIATES, LLP CONTACT: TOM SNYDER, P.E. 400 SECURITY BLVD. GREEN BAY, WI 54313 PH.: 920-434-9670

SHEET INDEX:	
C1.0	TITLE SHEET
C2.0	NOTES
C3.0	EXISTING CONDITIONS AND DEMO PLAN
C4.0-4.2	SITE & LANDSCAPE PLAN
C5.0-5.1	EROSION CONTROL PLAN
C6.0-6.2	GRADING PLAN
C7.0-7.2	UTILITY PLAN
C8.0-8.1	DETAILS

DATE:	12/01/21
PROJECT NO.	M-712
SHEET NO.	C1.0
DRAWING NO.	S-3513



12/01/21



Vicinity Map
(not to scale)

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE

IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:

- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
- THE SPILL IS SMALL AND EASILY CONTAINED
- RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
 - USE PROTECTIVE EQUIPMENT
 - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
 - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS

Bill Rosnow, HJ Martin
(920) 371-1332

EMERGENCY RESPONSE CONTACTS

FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 434-4666
COUNTY HEALTH DEPARTMENT(920) 448-6400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY

ST. MARY'S HOSPITAL
1726 SHAWANO AVE
GREEN BAY, WI 54303
(920) 498-4200

SPILL PREVENTION

HAZARDOUS SUBSTANCE MANAGEMENT:
ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE <http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf> FOR DETAILS.

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

NAME OF INDIVIDUAL PERFORMING INSPECTION;

DATE, TIME, AND PLACE OF INSPECTION;

A DESCRIPTION OF THE CONSTRUCTION PHASE;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;

AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE.

SEQUENCE OF CONSTRUCTION

MARCH 2022

- INSTALL TRACKOUT PROTECTION, SILT FENCE, AND INLET PROTECTION AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
- CONTACT THE CITY OF GREEN BAY 3 DAYS BEFORE SITE GRADING BEGINS.
- CLEAR AND GRUB EXISTING DRY POND.
- REGRADE POND. MODIFY INLET PIPE. PERMANENTLY STABILIZE POND AREA WITH TOPSOIL, SEED, FERTILIZE, MULCH OR EROSION MATT AS SOON AS PRACTICABLE AFTER FINAL GRADING OF POND AREA.

APRIL 2022

- REMOVE AND DISPOSE OF PAVEMENT AT SCOOTER'S & ARBY'S SITE. STRIP AND STOCKPILE TOPSOIL.
- INSTALL SANITARY SEWER, WATER, AND STORM SEWER
- INSTALL BUILDING FOUNDATIONS
- GRADE AND CONSTRUCT DRIVE-THRU, DRIVEWAY, & PARKING. USE EXISTING PARKING LOT AS CONSTRUCTION STAGING AREA
- SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE OR EXCESS SOILS AT A PERMITTED OFF-SITE LOCATION.
- PERFORM STREET SWEEPING AND TEMPORARY MULCHING/SEEDING AS NEEDED AND REQUIRED.

MAY 2022

- INSTALL CURB & GUTTER.
- CONSTRUCT BUILDINGS.
- COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL. SEED, FERTILIZE, AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.
- INSTALL CONCRETE PAVEMENT, STRIPING.

JULY 2022

- REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

Legend

○ 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT SET	● POWER POLE
● 1" IRON PIPE FOUND	← ANCHOR WIRE
⊙ COMPUTED POINT	—OK— OVERHEAD WIRES
⊙ PK NAIL FOUND	==== CONCRETE CURB & GUTTER LINE
△ PK NAIL SET	■ EXISTING ASPHALT
⊗ CUT + FOUND	■ PROPOSED ASPHALT
⊙ 3/4" IRON PIPE FOUND	▨ EXISTING BUILDING
● 2" IRON PIPE FOUND	▨ PROPOSED BUILDING
● BROWN COUNTY MONUMENT - TYPE NOTED	■ CONCRETE
() RECORDED AS BEARING / DISTANCE	■ GRAVEL
..... NO ACCESS	■ WETLAND AREA
⊙ CB ROUND CATCH BASIN	▨ FLOODPLAIN LIMITS
⊙ ST STORM SEWER MANHOLE	▨ FLOODWAY
▨ CURB INLET	—○— SILT FENCE
—Stn— STORM SEWER LINE	▨ INLET PROTECTION
⊙ SC SANITARY CLEANOUT	▨ SLOPE EROSION MAT WSDOT CLASS 1 TYPE A
⊙ SA SANITARY SEWER MANHOLE	▨ CHANNEL EROSION MAT WSDOT CLASS 1 TYPE B
—San— SANITARY SEWER LINE	■ RIP RAP SIZE AND QUANTITY PER PLAN
⊙ WM WATER MANHOLE	■ TRACKING PAD
⊙ HYDRANT	--- EXISTING CONTOUR LINE
—Wat— WATERMAIN	--- PROPOSED CONTOUR LINE
⊙ WV WATER VALVE	×176.41 EXISTING GROUND GRADE
⊙ WV WATER VALVE - CURB STOP	×174.88 PROPOSED GROUND GRADE
⊙ GV GAS VALVE	2.33% DRAINAGE ARROW
—Gas— UNDERGROUND GAS LINE	—○— FENCE LINE
⊙ GM GAS METER	—○— GUARD RAIL
—Tel— UNDERGROUND TELEPHONE LINE	□ GUARD POST
⊙ TP TELEPHONE PEDESTAL	▨ FLAG POLE
⊙ TM TELEPHONE MANHOLE	▨ SIGN
—Elec— UNDERGROUND ELECTRIC LINE	▨ DECIDUOUS TREE
⊙ AC AIR CONDITIONER	▨ CONIFEROUS TREE
⊙ TR ELECTRIC TRANSFORMER	▨ TRAFFIC LIGHT
⊙ E ELECTRIC PEDESTAL	▨ MAILBOX
⊙ EM ELECTRIC MANHOLE	▨ HANDICAP PARKING SPACE
—Ca— Co— UNDERGROUND CABLE TV LINE	▨ MONITORING WELL
⊙ HB HANDHOLE BOX	▨ ROCK WALL
⊙ CB CABLE TV PEDESTAL	▨ WELL
—Fo— UNDERGROUND FIBER OPTIC LINE	▨ SHRUB
⊙ F FIBER OPTIC PEDESTAL	
⊙ FM FIBER OPTIC MANHOLE	
⊙ GL GROUND LIGHT	
⊙ LP LIGHT POLE	
- - - - - CONSTRUCTION LIMITS	

DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

DATE
12/01/21

Comments	Date	Number

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

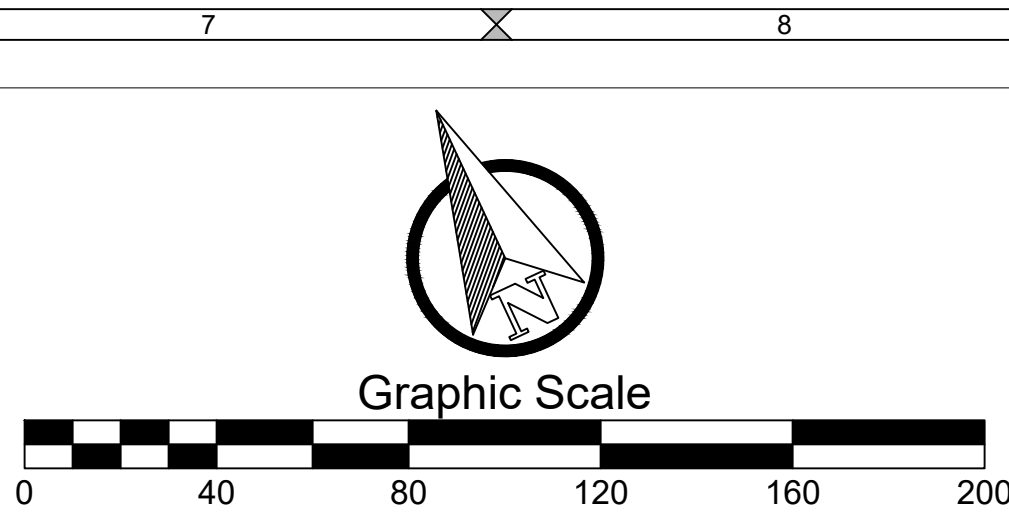
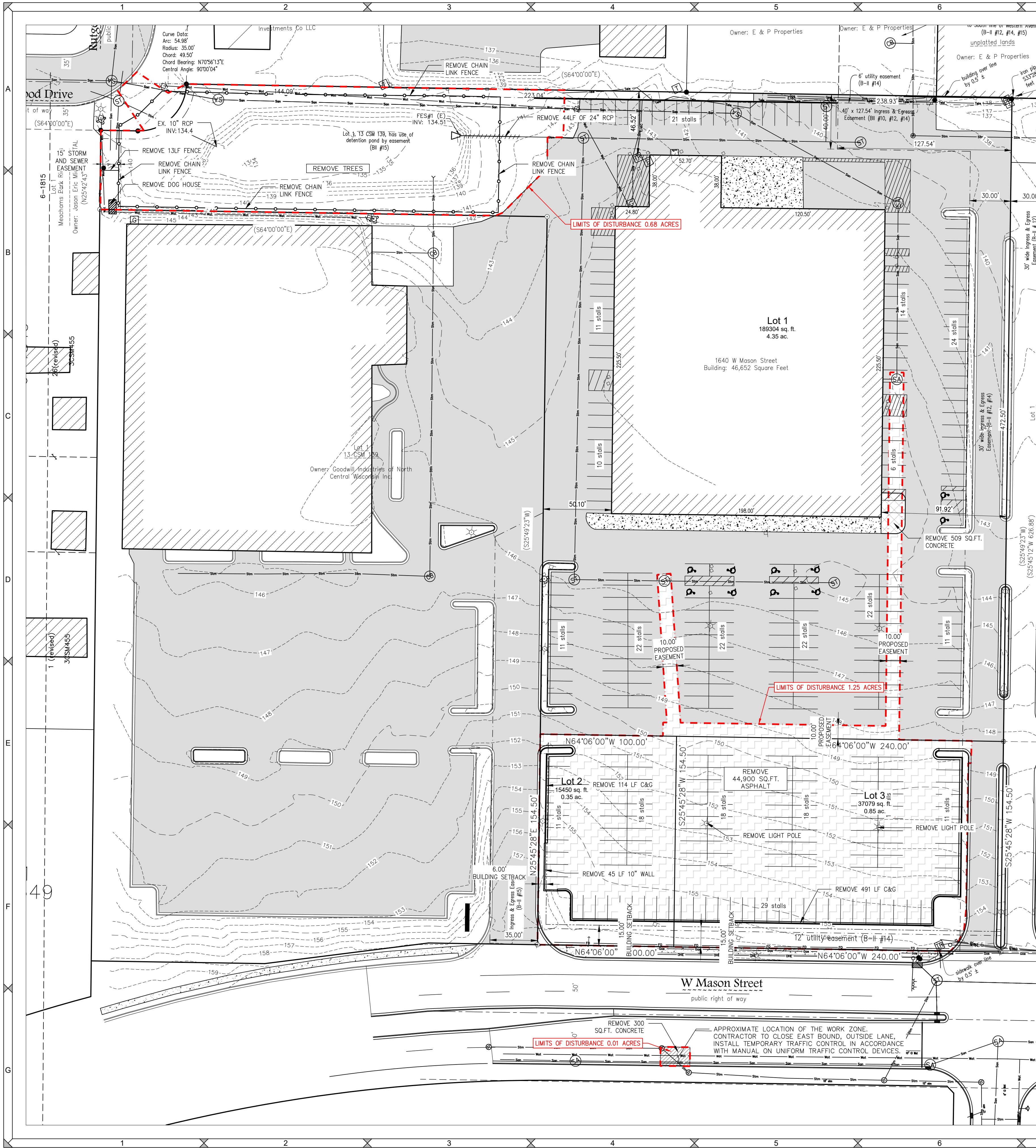
NOTES
SCOOTER'S AND ARBY'S

PROJECT NO.
M-712

SHEET NO.
C2.0

DRAWING NO.
S-3513

File: M-712ENG 070821.DWG



- LEGEND
- REMOVE BUILDING
 - REMOVE CONCRETE
 - REMOVE ASPHALT
 - LIMITS OF CONSTRUCTION

- SITE DEMOLITION GENERAL NOTES:
1. ALL SITE DEMOLITION AND DISPOSAL DEBRIS SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS AND APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND REGULATIONS. DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF THE PROPOSED DUMP SITE IS PERMITTED.
 2. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS ILLUSTRATED TO BE DEMOLISHED AND IF THERE ARE PRE-BID QUESTIONS OR PERCEIVED & REAL CONFLICTS REGARDING CONSTRUCTION DOCUMENTS COMPARED TO ACTUAL FIELD CONDITIONS, SAID CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR OWNER PRIOR TO BIDDING. IF CONFLICTS EXIST APPROPRIATE REVISIONS WILL BE MADE TO THE BIDDING DOCUMENTS VIA AN ADDENDUM.
 3. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED DURING THE DEMOLITION OF SITE IMPROVEMENTS. IF A UTILITY INTERRUPTION IS REQUIRED THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION WITH THE OWNER AND PROPER NOTIFICATIONS WILL BE ISSUED TO THOSE AFFECTED. NOTIFICATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 4. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC WITHIN THE LIMITS OF THE SITE OR ADJOINING PROPERTIES DISTURBED OR DAMAGED DURING DEMOLITION ACTIVITIES.
 5. AS NEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICULAR TRAFFIC. CONTROLS MAY CONSIST OF, BUT NOT BE LIMITED TO: FLAGGERS, DRUMS, BARRIERS, SIGNS, LIGHTS, AND FENCING. COST OF TRAFFIC CONTROL SHALL BE BORNE BY THE CONTRACTOR.
 6. SITE UTILITIES ILLUSTRATED ON THE CONTRACT DRAWINGS ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS 100% ACCURATE. THE UTILITIES WERE PLOTTED ON THE DRAWINGS USING DIGGER'S HOTLINE. THE CONTRACTOR SHALL FIELD LOCATE DEPTH AND LOCATION OF ALL UTILITIES LOCATED WITHIN THE LIMITS OF SITE EXCAVATION. CONTRACTOR SHALL PLACE A DIGGER'S HOTLINE CALL PRIOR TO EXCAVATING AND LOCAL UTILITIES SHALL BE MARKED OR CLEARED BY UTILITY COMPANY PRIOR TO EXCAVATING.
 7. CONTRACTOR SHALL FULLY EVALUATE CONSTRUCTION MEANS AND MEASURES WHEN DETERMINING THE REMOVAL LIMITS OF THE DEMOLITION ITEMS TO ACCOMMODATE CONSTRUCTION OF ILLUSTRATED AND SPECIFIED IMPROVEMENTS AND SAID WORK SHALL BE FACTORED INTO THE BID.
 8. CONTRACTOR SHALL COORDINATE SITE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS WHERE NECESSARY.

DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

DATE
12/01/21

Number	Date	Comments
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-	-	-
-	-	-
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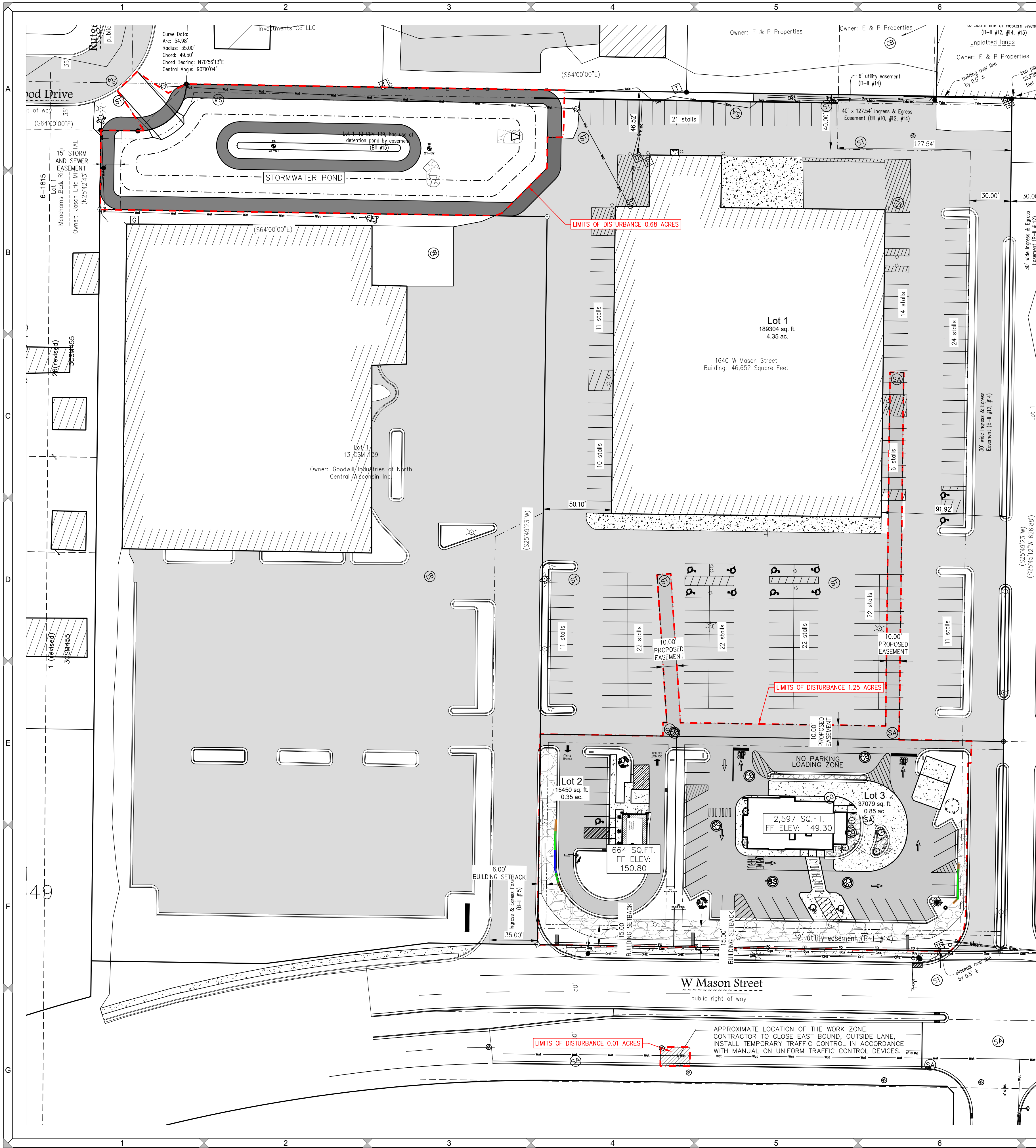
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

**DEMO & EXISTING
CONDITIONS PLAN**
SCOOTER'S AND ARBY'S

PROJECT NO.
M-712

SHEET NO.
C3.0

DRAWING NO.
S-3513



SITE STATISTICS LOT 1	SITE STATISTICS LOT 2	SITE STATISTICS LOT 3
BEFORE CONSTRUCTION SITE AREA - 4.35 Acres PAVEMENT 2.50 Acres (57.5%) BUILDINGS 1.07 Acres (24.6%) PERVIOUS 0.78 Acres (17.9%)	BEFORE CONSTRUCTION SITE AREA - 0.35 Acres PAVEMENT 0.29 Acres (83%) BUILDINGS 0.00 Acres (0%) PERVIOUS 0.06 Acres (17%)	BEFORE CONSTRUCTION SITE AREA - 0.85 Acres PAVEMENT 0.73 Acres (86%) BUILDINGS 0.00 Acres (0%) PERVIOUS 0.12 Acres (14%)
AFTER CONSTRUCTION SITE AREA - 4.35 Acres PAVEMENT 2.50 Acres (57.5%) BUILDINGS 1.07 Acres (24.6%) PERVIOUS 0.78 Acres (17.9%)	AFTER CONSTRUCTION SITE AREA - 0.35 Acres PAVEMENT 0.18 Acres (51%) BUILDINGS 0.02 Acres (6%) PERVIOUS 0.15 Acres (43%)	AFTER CONSTRUCTION SITE AREA - 0.85 Acres PAVEMENT 0.59 Acres (69%) BUILDINGS 0.06 Acres (7%) PERVIOUS 0.20 Acres (24%)

- LOT 1 NOTES:
1. ZONING IS C1 COMMERCIAL ONE
 2. PLANET FITNESS IS CONSIDERED A FITNESS CENTER. 44-1726 REQUIRES 1 PARKING STALL PER 500 SQ.FT. PLANET FITNESS OCCUPIES 21,375 SQ.FT. THEREFORE A MINIMUM OF 43 STALL ARE REQUIRED.
 3. FOR VACANT PORTION OF BUILDING, 24,050 SQ.FT. ASSUMED 1 STALL FOR EVERY 300 SQ.FT. SO A MINIMUM OF 81 STALLS ARE REQUIRED.
 4. TOTAL REQUIRED STALLS ARE 81+43 = 124 STALLS.
 5. POST CONSTRUCTION STALLS ON LOT 1 IS 186 STANDARD STALLS AND 10 HANDICAPPED STALLS.
- LOT 2 NOTES:
1. ZONING IS C1 COMMERCIAL ONE. A CONDITIONAL USE PERMIT IS REQUIRED FOR THE OPERATION OF A DRIVE-THROUGH
 2. 44-1726 REQUIRES 1 PARKING STALL PER 300 SQ.FT. OF BUILDING AND 500 SQ.FT. OF EXTERIOR SEATING, SO A MINIMUM OF 3 PARKING STALLS.
 3. POST CONSTRUCTION STALLS ON LOT 2 IS 6 STANDARD STALLS AND 1 HANDICAPPED STALL.
 4. THE BUILDING CLASS OF CONSTRUCTION AS DEFINED BY THE COMMERCIAL INTERNATIONAL BUILDING CODE, CHAPTER 6 IS VB.
 5. THE OCCUPANCY TYPE AS DEFINED BY THE COMMERCIAL INTERNATIONAL BUILDING CODE, CHAPTER 3 IS B.
- LOT 3 NOTES:
1. ZONING IS C1 COMMERCIAL ONE. A CONDITIONAL USE PERMIT IS REQUIRED FOR THE OPERATION OF A DRIVE-THROUGH
 2. 44-1726 REQUIRES 1 PARKING STALL PER 300 SQ.FT. OF BUILDING AND 500 SQ.FT. OF EXTERIOR SEATING, SO A MINIMUM OF 9 PARKING STALLS.
 3. POST CONSTRUCTION STALLS ON LOT 2 IS 26 STANDARD STALLS AND 2 HANDICAPPED STALLS.
 4. THE BUILDING CLASS OF CONSTRUCTION AS DEFINED BY THE COMMERCIAL INTERNATIONAL BUILDING CODE, CHAPTER 6 IS VB.
 5. THE OCCUPANCY TYPE AS DEFINED BY THE COMMERCIAL INTERNATIONAL BUILDING CODE, CHAPTER 3 IS B.

Legend

SA

SANITARY MANHOLE

CB

ROUND CATCH BASIN

ST

STORM SEWER MANHOLE

CURB INLET

HYDRANT

WATERMAIN

SANITARY SEWER

STORM SEWER

LIGHT POLE

CONCRETE CURB & GUTTER LINE

EXISTING ASPHALT

CONCRETE

GRAVEL

EXISTING BUILDING

WETLAND AREA

DECIDUOUS TREE

CONIFEROUS TREE

ROCK WALL

FLOODPLAIN LIMITS

FLOODWAY

PROPOSED ASPHALT

PROPOSED BUILDING

SILT FENCE

INLET PROTECTION

SLOPE EROSION MAT
WSDOT CLASS 1 TYPE A

CHANNEL EROSION MAT
WSDOT CLASS 1 TYPE B

RII RAP SIZE AND
QUANTITY PER PLAN

TRACKING PAD

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

176.41

EXISTING GROUND GRADE

174.88

PROPOSED GROUND GRADE

2.33%

DRAINAGE ARROW

DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

DATE
12/01/21

Comments

Date

Number

Mau & Associates

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

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

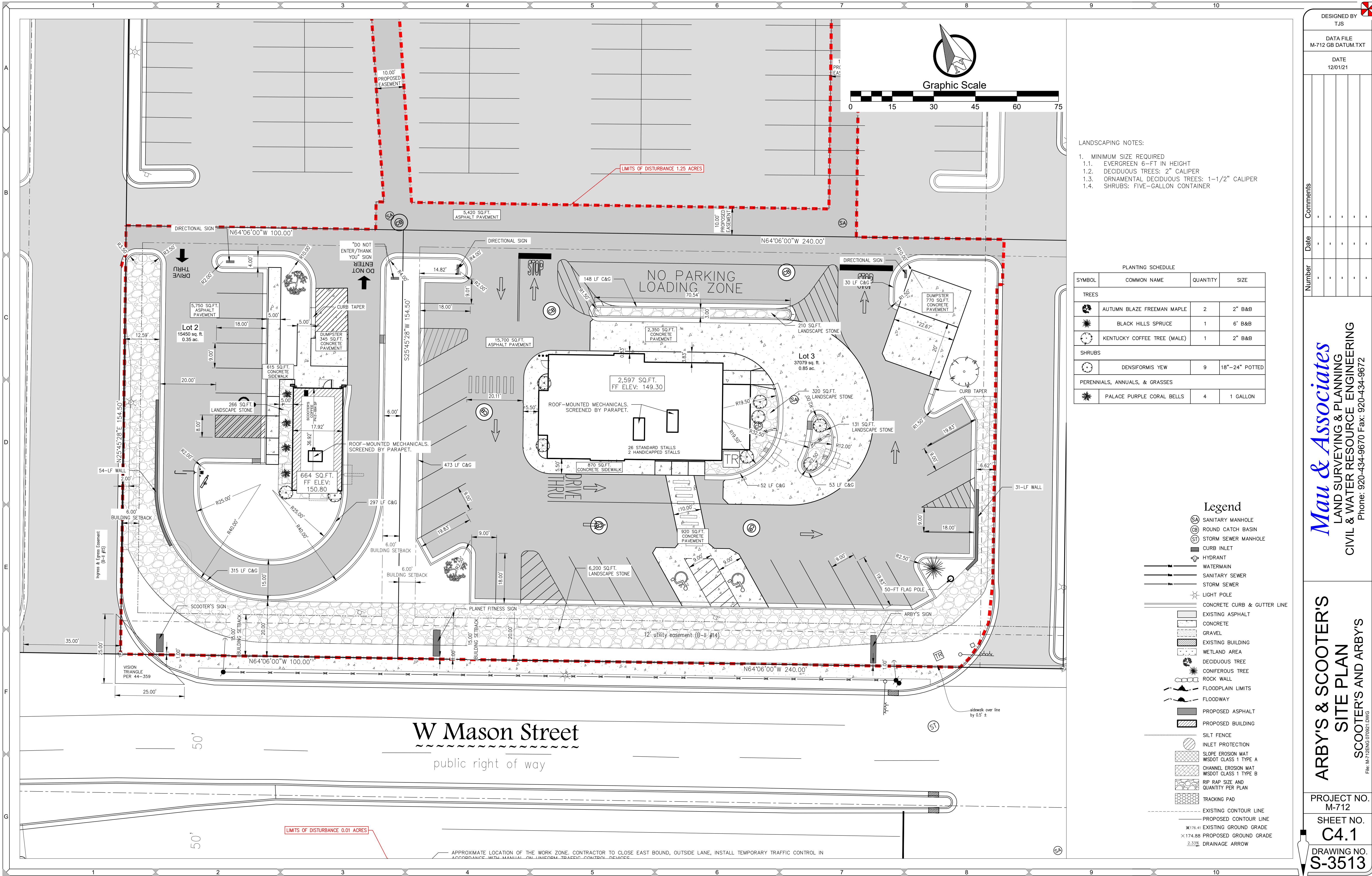
OVERALL SITE
PLAN

SCOOTER'S AND ARBY'S

PROJECT NO.
M-712

SHEET NO.
C4.0

DRAWING NO.
S-3513



DESIGNED BY

TJS

DATA FILE

M-712 GB DATUM.TXT

DATE

12/01/21

Number

Date

Comments

ARBY'S & SCOOTER'S

SITE PLAN

SCOOTER'S AND ARBY'S

PROJECT NO.

M-712

SHEET NO.

C4.1

DRAWING NO.

S-3513

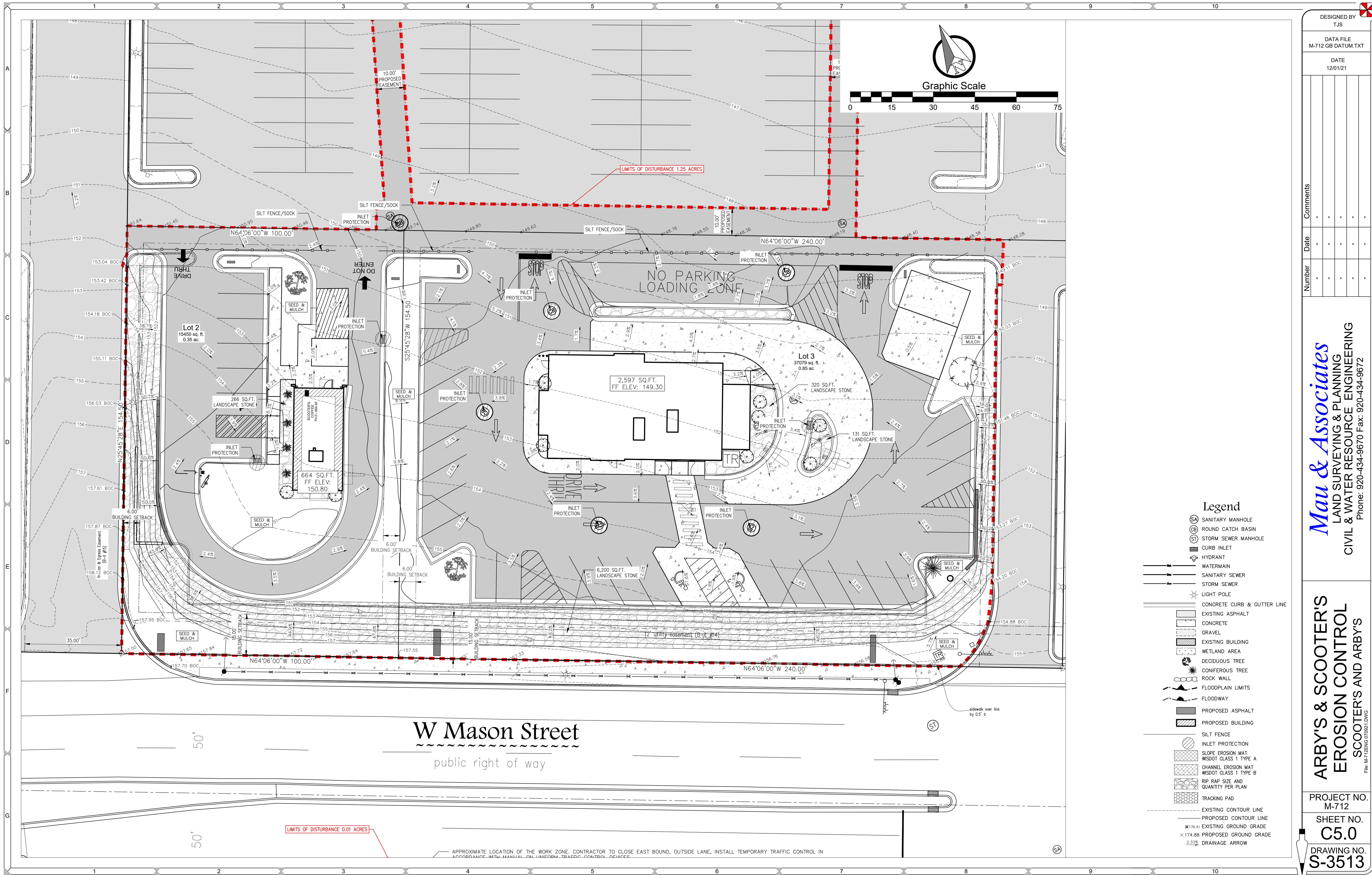
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LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

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

File: M-712ENG 070821.DWG



DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

DATE
12/01/21

Number	Date	Comments
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-	-	-
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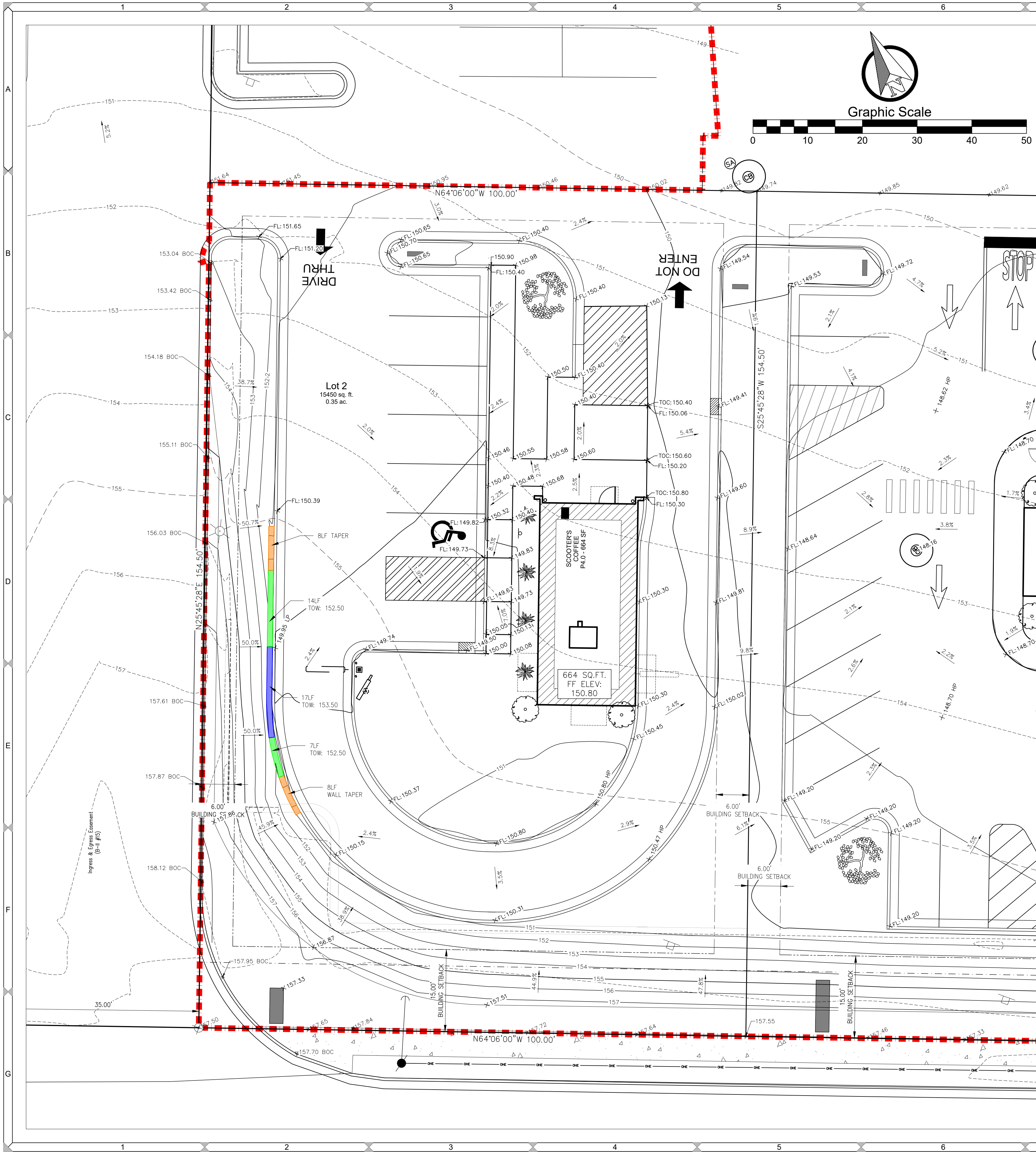
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

ARBY'S & SCOOTER'S
EROSION CONTROL
SCOOTER'S AND ARBY'S
File: M-712ENG 070821.DWG

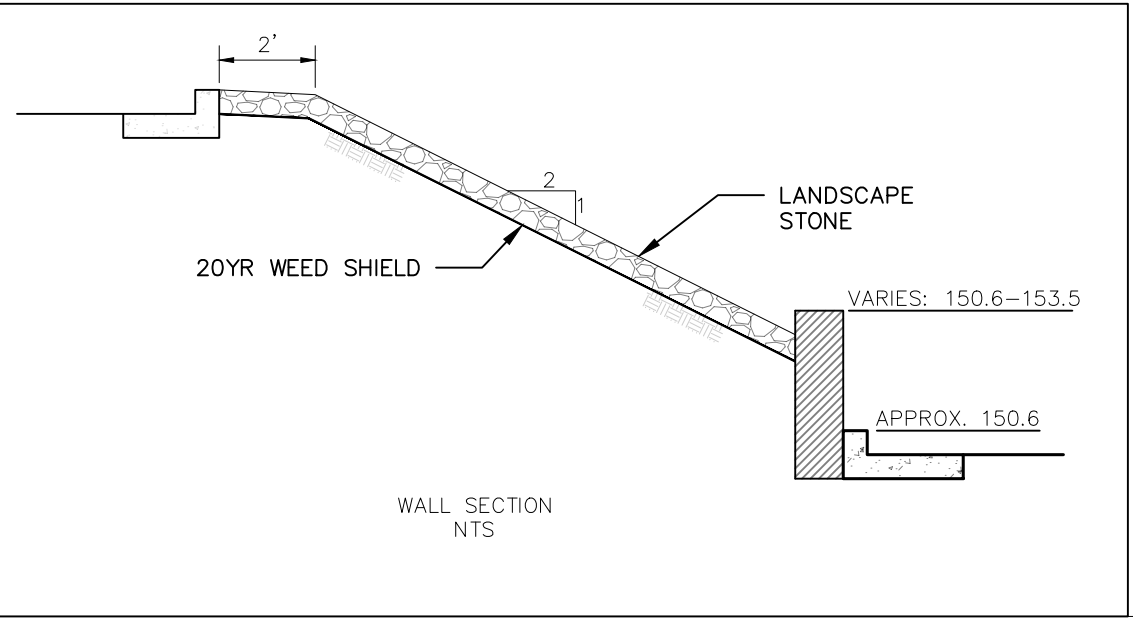
PROJECT NO.
M-712

SHEET NO.
C5.0

DRAWING NO.
S-3513



- NOTE:**
- The City of Green Bay Dept. of Public Works must be notified (3) working days before the start of any street construction within a Public right-of-way or easement. Contact Matt Woicek, ph. (920) 448-3100.
 - The City of Green Bay Dept. of Public Works must be notified (3) working days before the start of any sanitary sewer or storm sewer construction within a Public right-of-way. Contact Matthew Heckenlaible ph. (920) 448-3100.
 - The City of Green Bay Water Dept. must be notified (3) working days before the start of any water main construction within a Public right-of-way or easement. Contact Brian Powell ph. (920) 448-3480.



- Legend**
- SA SANITARY MANHOLE
 - CB ROUND CATCH BASIN
 - ST STORM SEWER MANHOLE
 - CI CURB INLET
 - HYDRANT
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - LIGHT POLE
 - CONCRETE CURB & GUTTER LINE
 - EXISTING ASPHALT
 - CONCRETE
 - GRAVEL
 - EXISTING BUILDING
 - WETLAND AREA
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - ROCK WALL
 - FLOODPLAIN LIMITS
 - FLOODWAY
 - PROPOSED ASPHALT
 - PROPOSED BUILDING
 - SILT FENCE
 - INLET PROTECTION
 - SLOPE EROSION MAT WSDOT CLASS 1 TYPE A
 - CHANNEL EROSION MAT WSDOT CLASS 1 TYPE B
 - RIP RAP SIZE AND QUANTITY PER PLAN
 - TRACKING PAD
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - EXISTING GROUND GRADE
 - PROPOSED GROUND GRADE
 - DRAINAGE ARROW

DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

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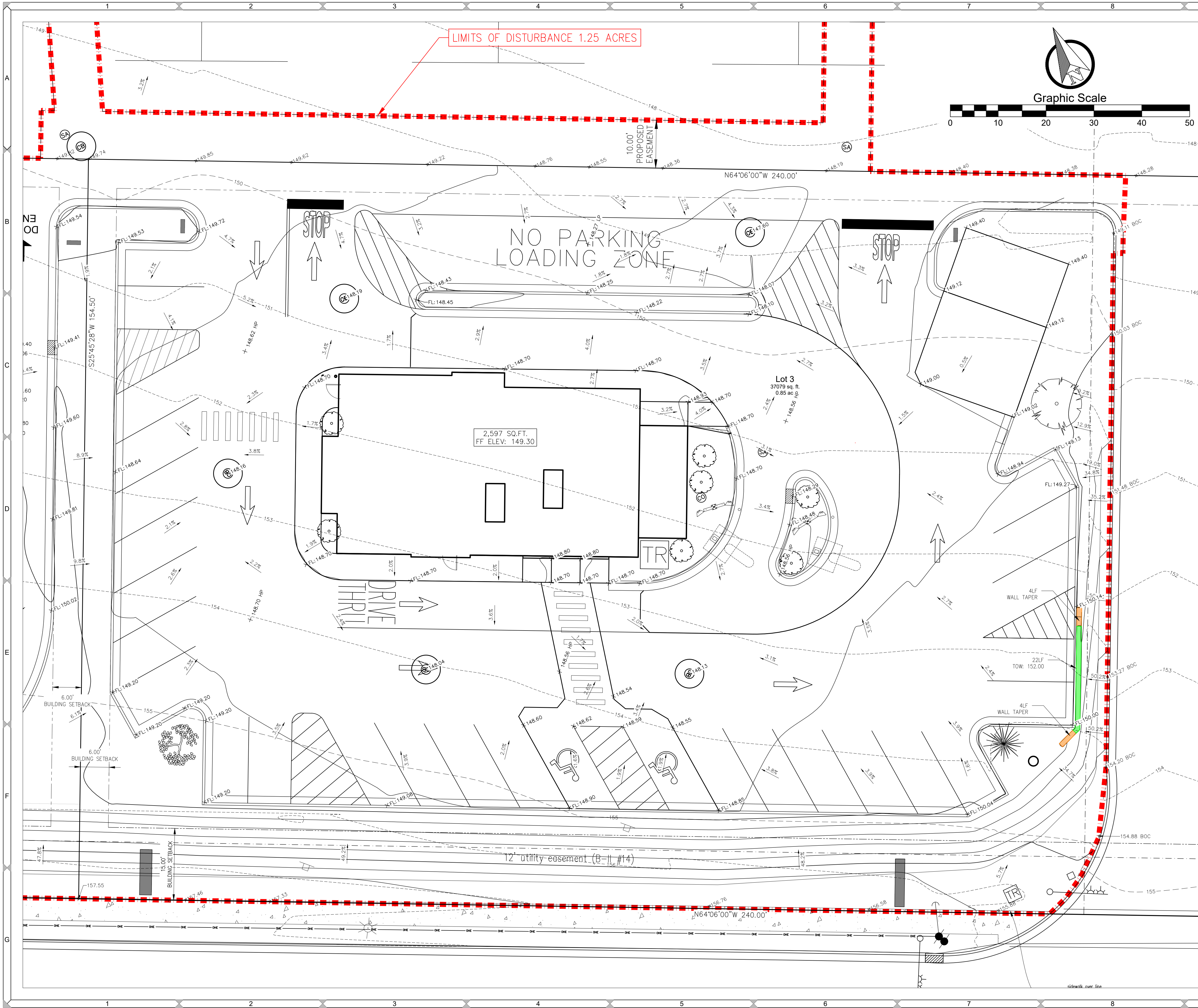
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GRADING PLAN
SCOOTER'S SITE
SCOOTER'S AND ARBY'S
File: M-712ENG 070821.DWG

PROJECT NO.
M-712

SHEET NO.
C6.0

DRAWING NO.
S-3513



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LANDSCAPE STONE

20'YR WEED SHIELD

VARIES: 150.0-152.0

APPROX. 150.0

WALL SECTION
NTS

DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

DATE
12/01/21

Number	Date	Comments
-	-	-
-	-	-
-	-	-
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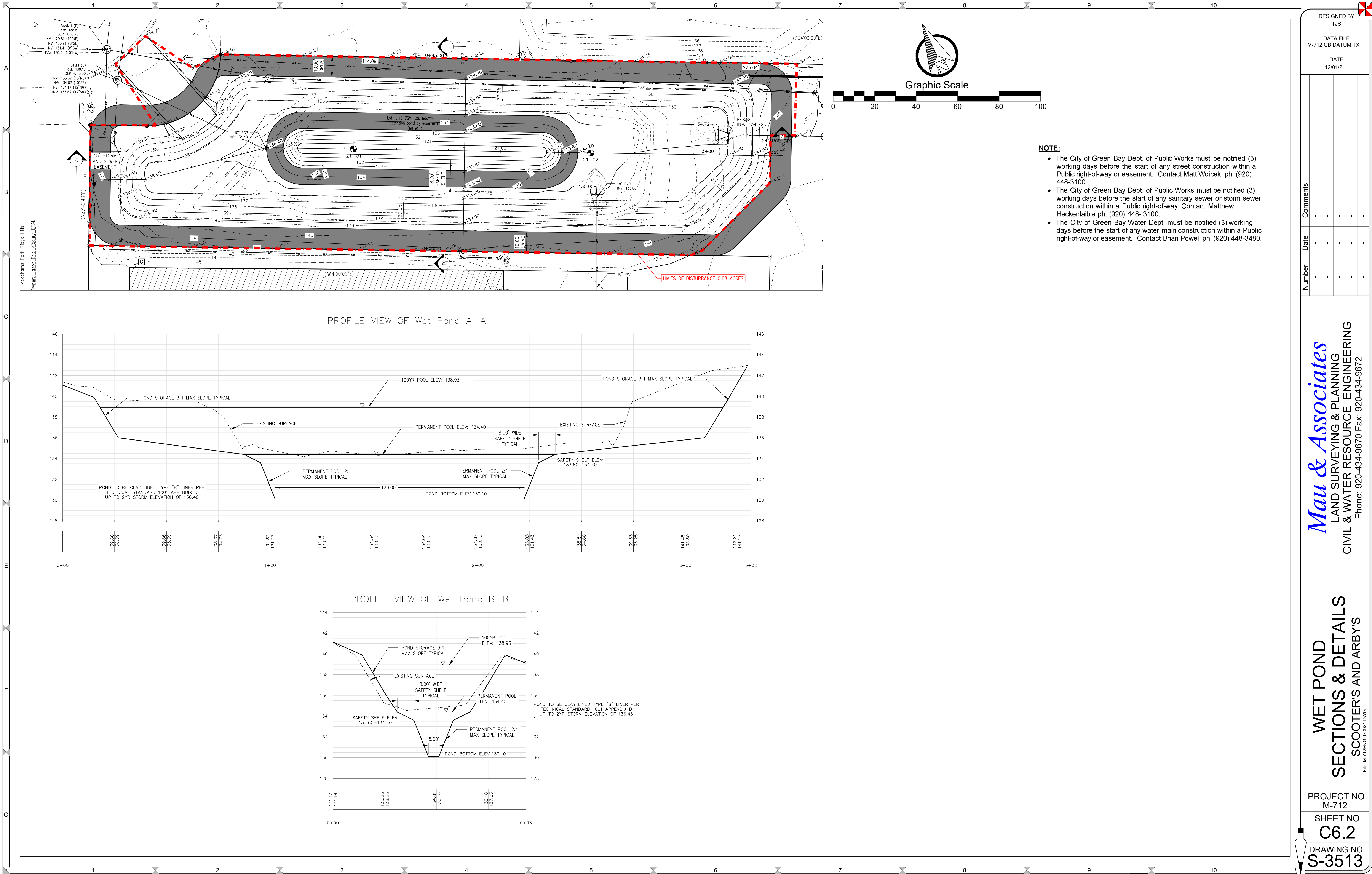
**GRADING PLAN
ARBY'S SITE
SCOOTER'S AND ARBY'S**

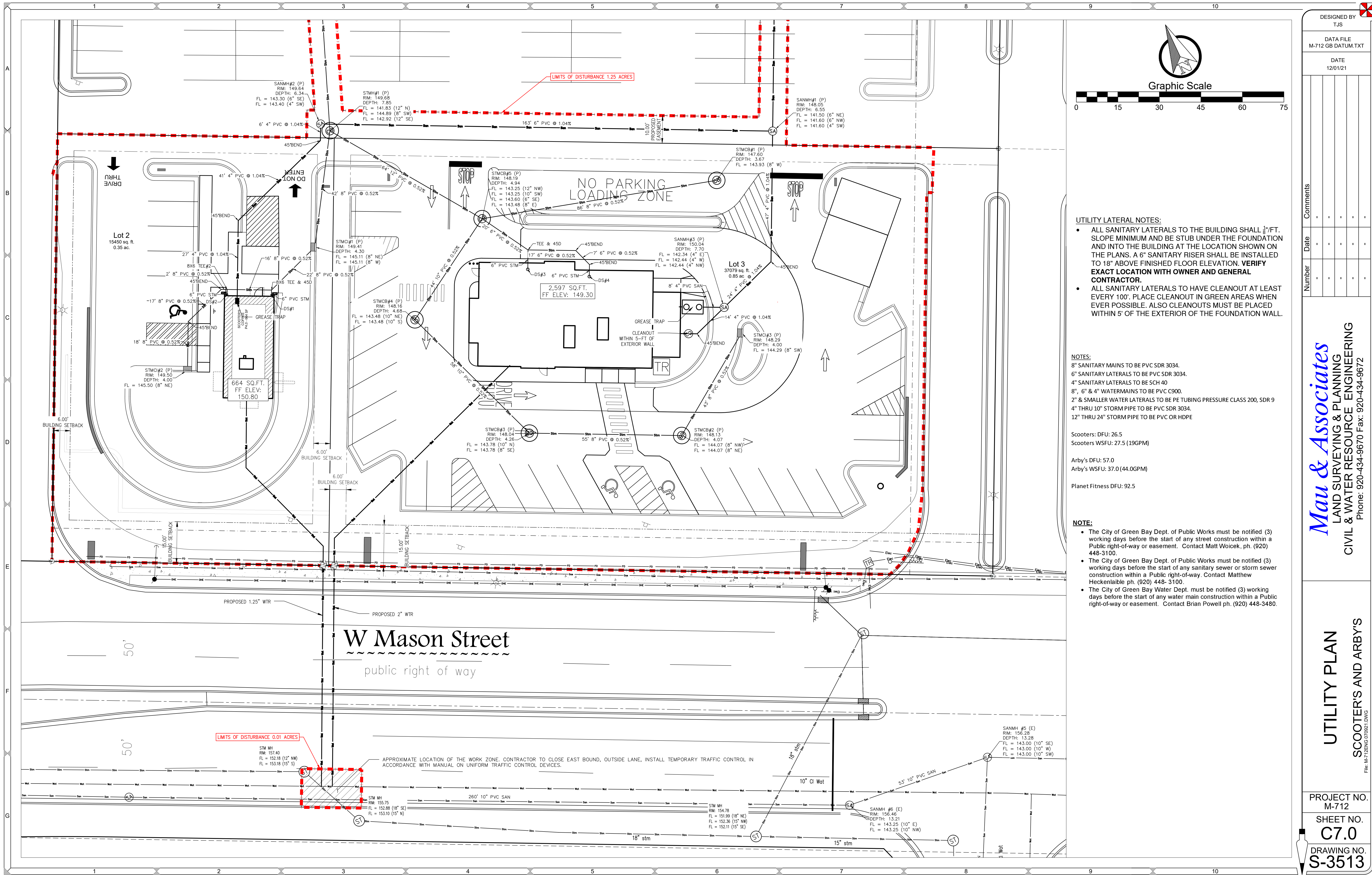
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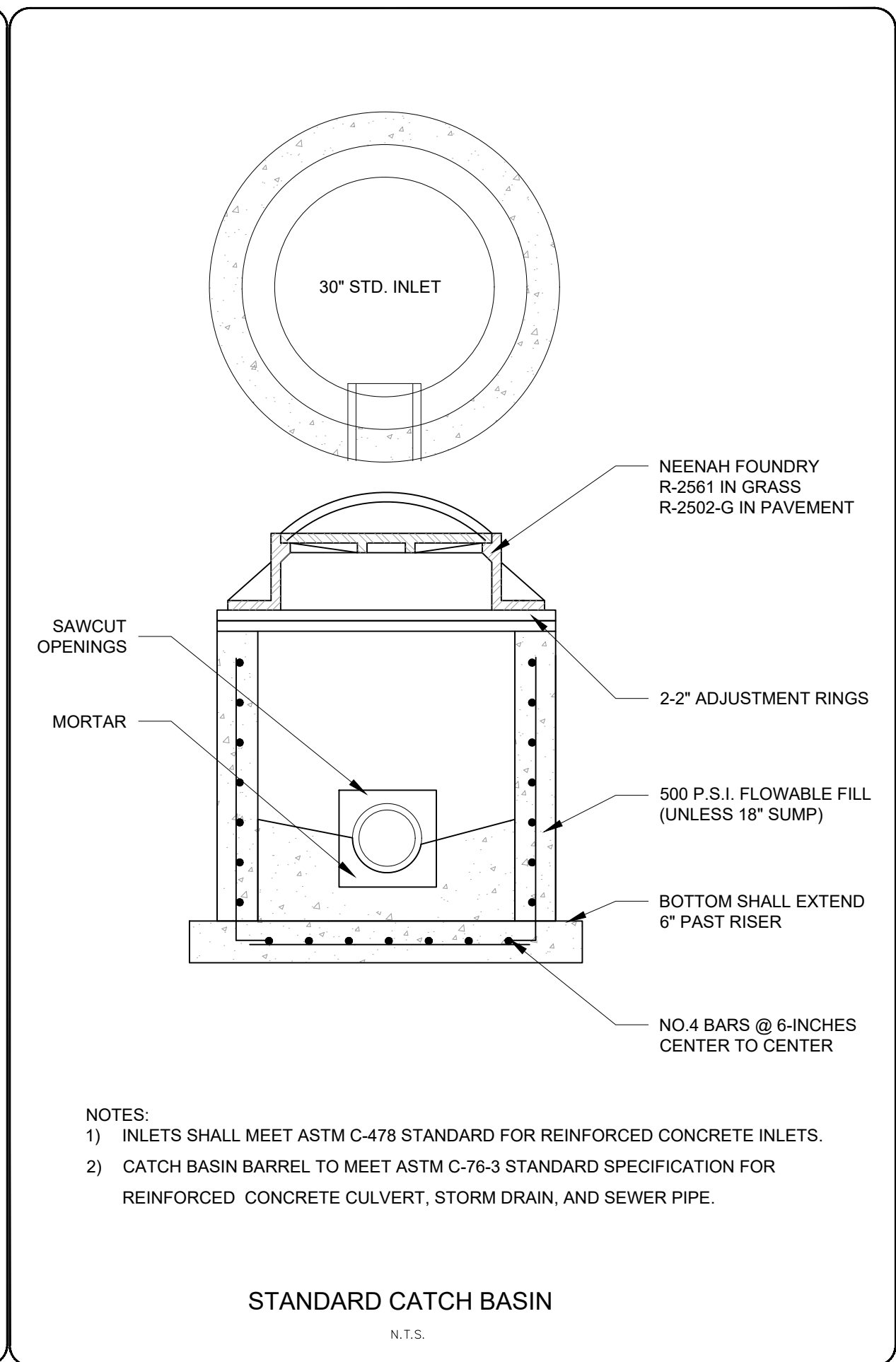
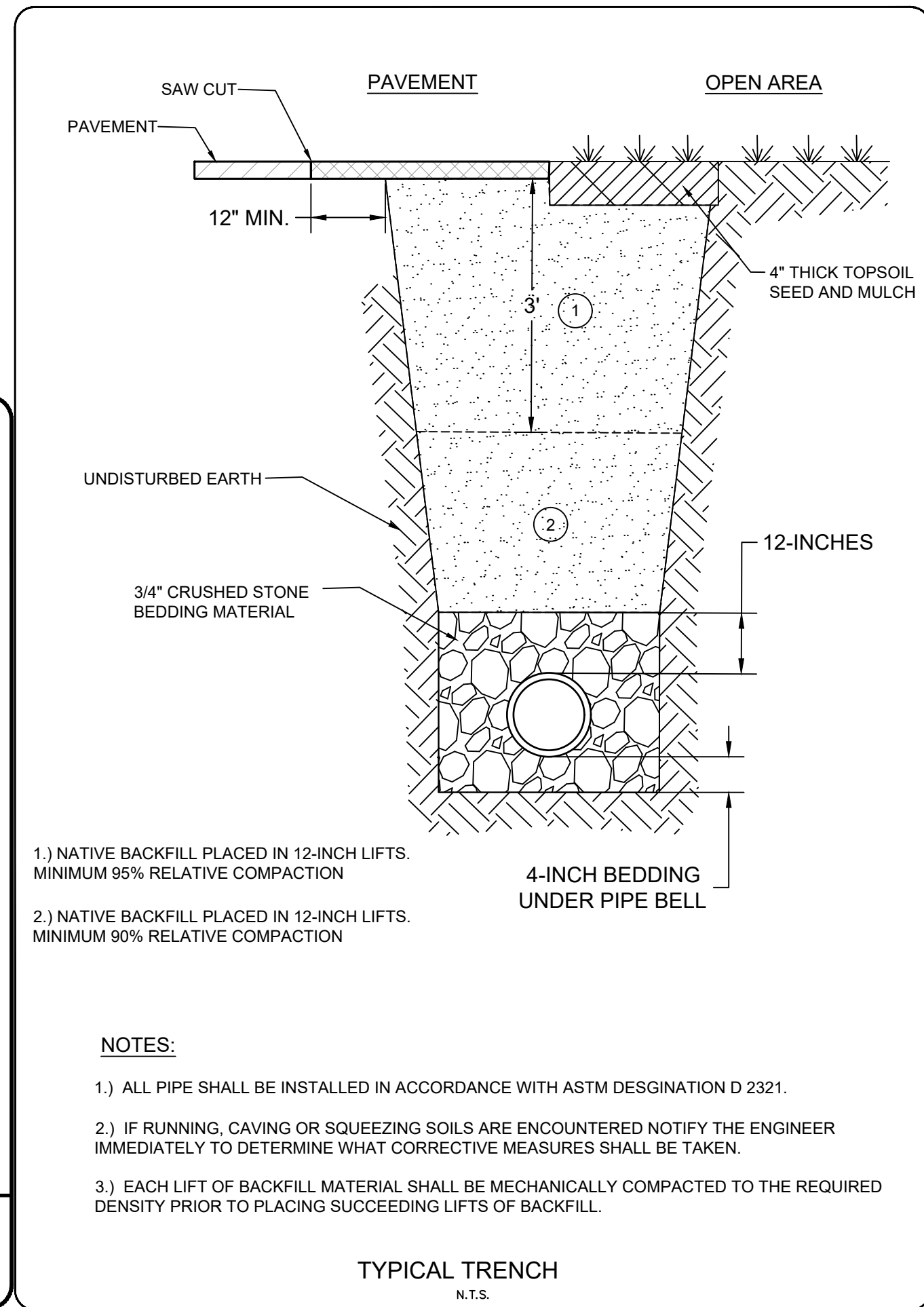
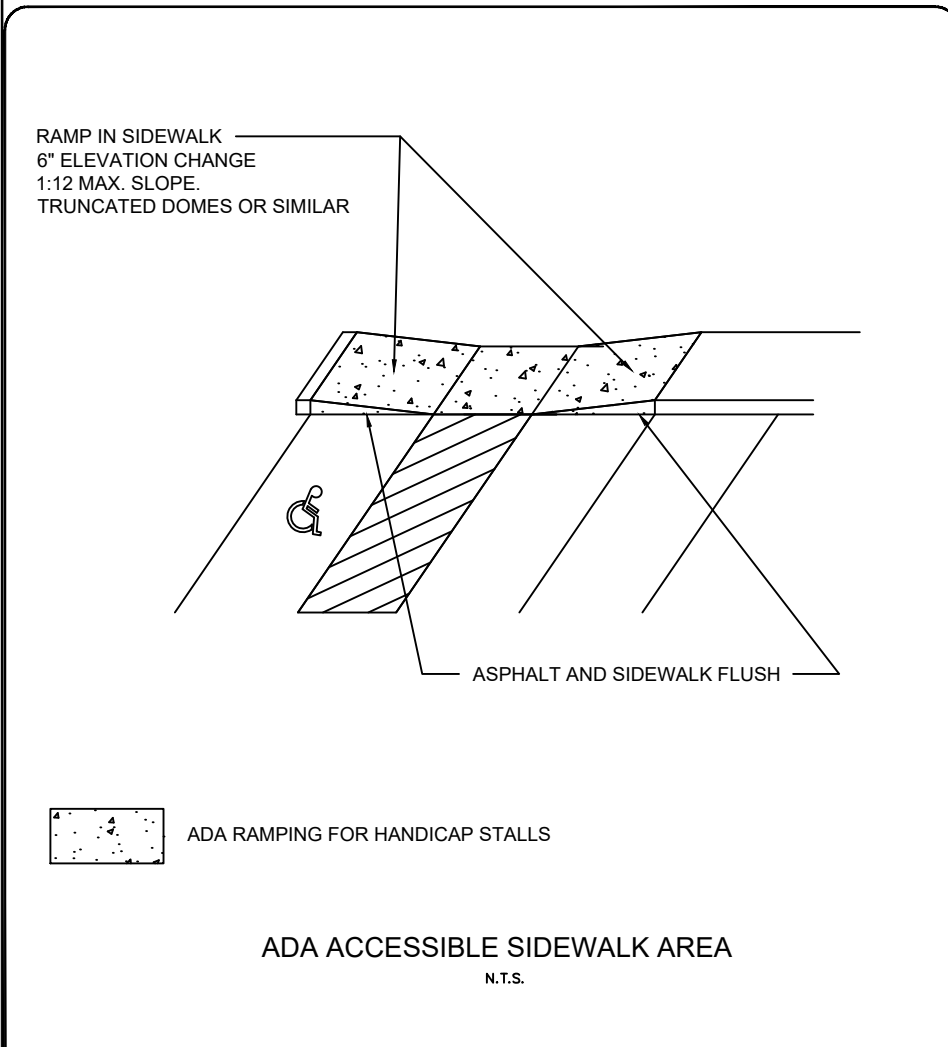
PROJECT NO.
M-712

SHEET NO.
C6.1

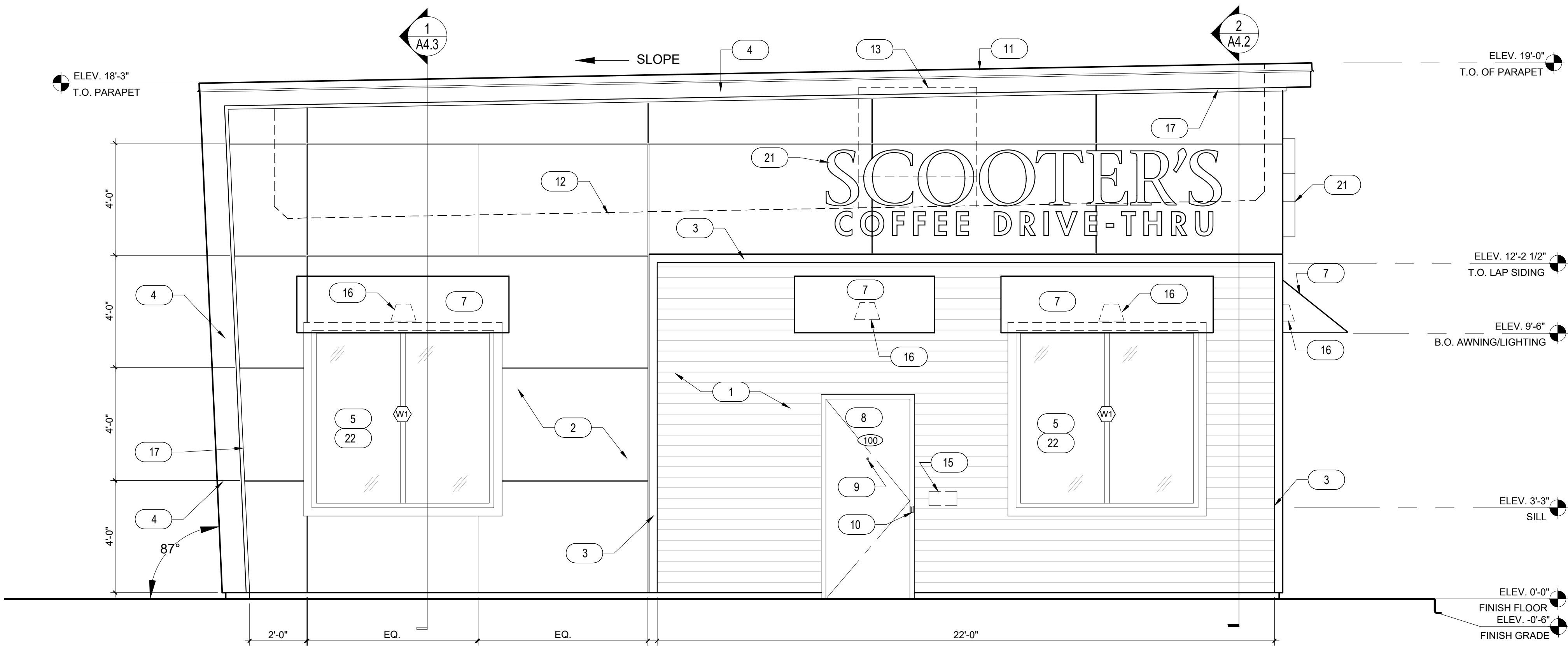
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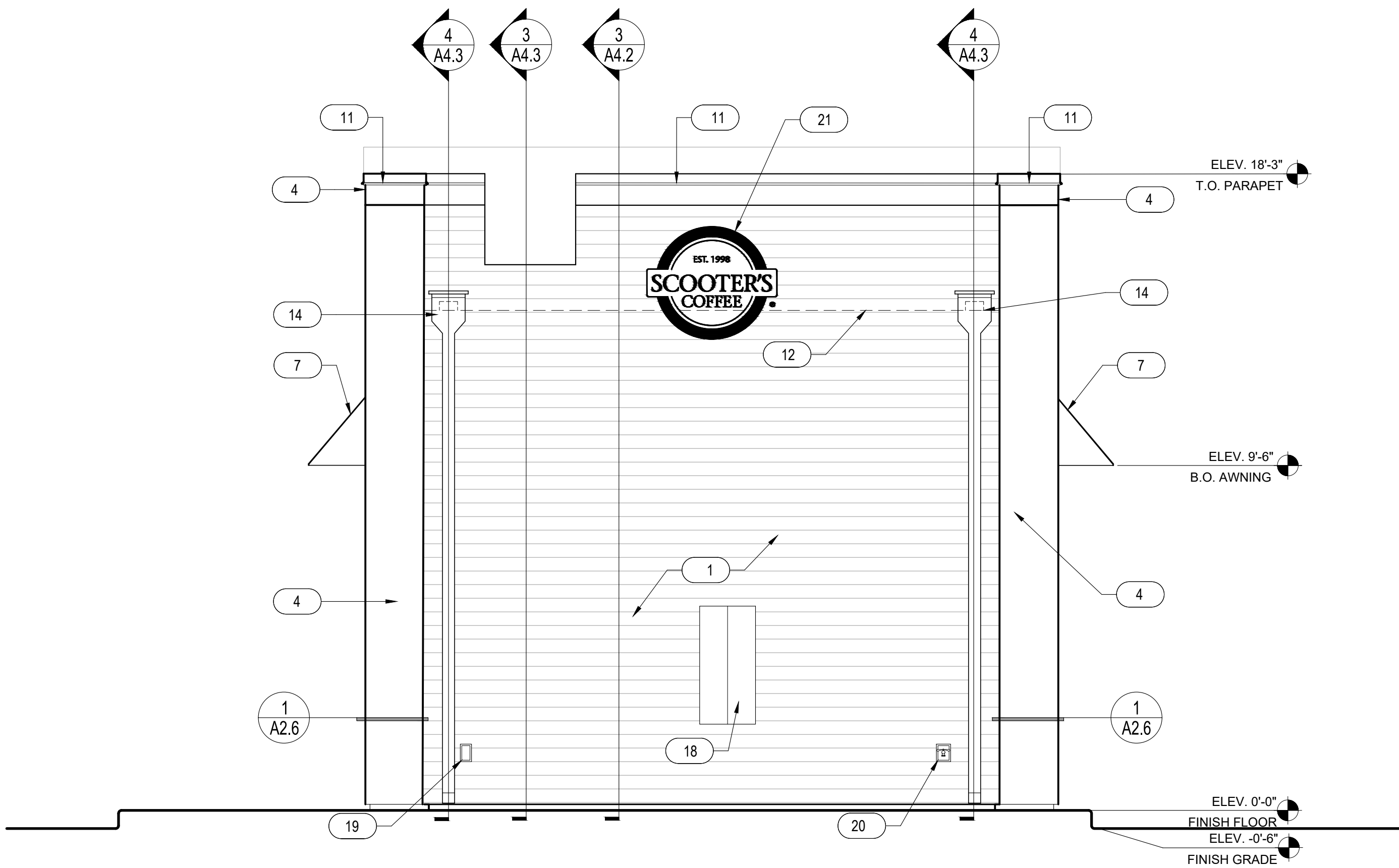


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2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



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

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. 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GAUGE 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 GAUGE 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
22. SPANDREL GLASS



15974 N. 77th ST., STE 100
SCOTTSDALE AZ 85260



PROJECT ADDRESS:
1302 E. MASON ST.
GREEN BAY, WI 54301

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS

DATE:
5.04.2021

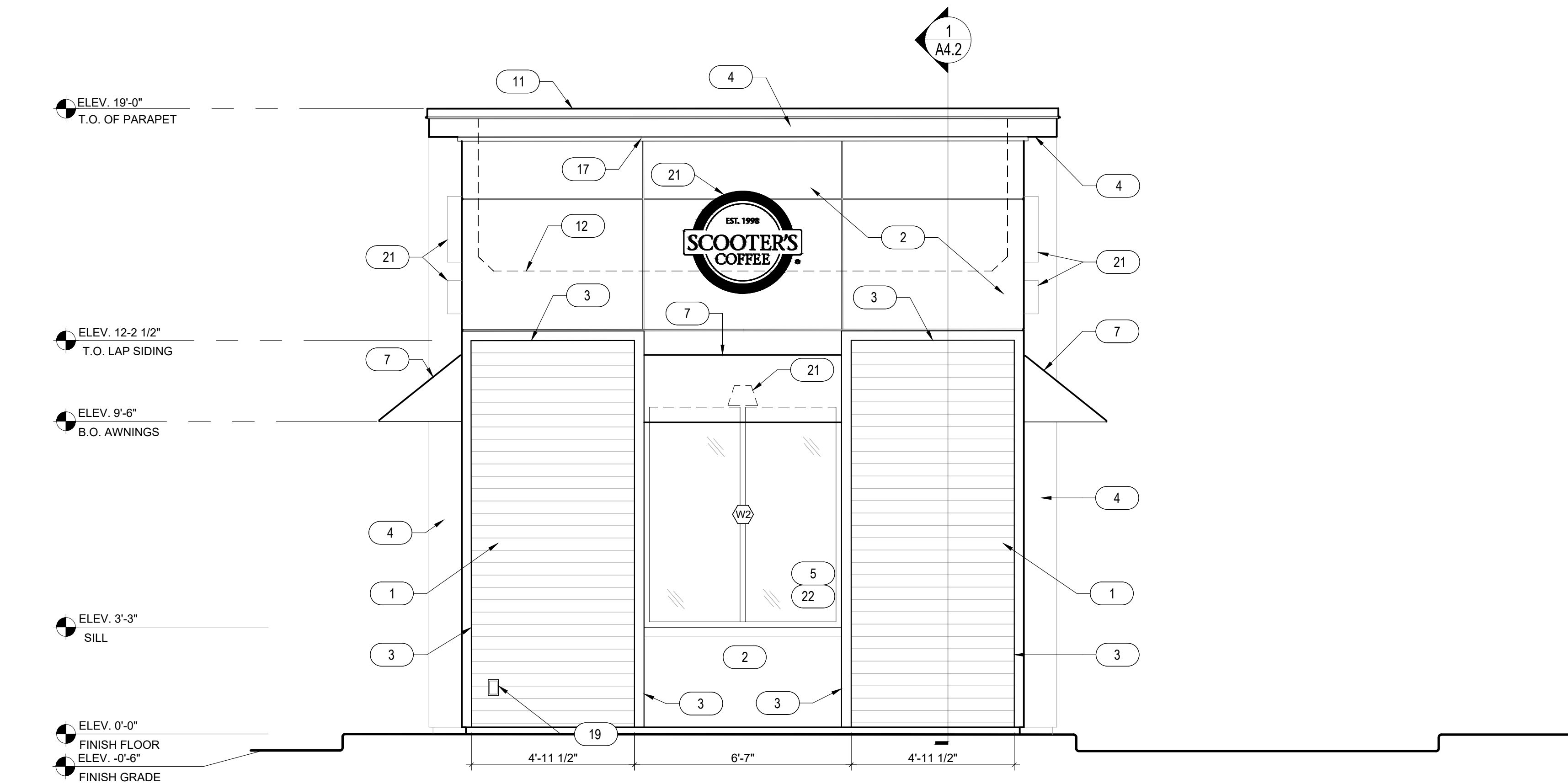
PROJECT NO.
21-151

- ☐ DESIGN DEVELOPMENT
☒ PERMIT SUBMITTAL
☐ BID PACKAGE
☐ CONSTRUCTION ISSUE

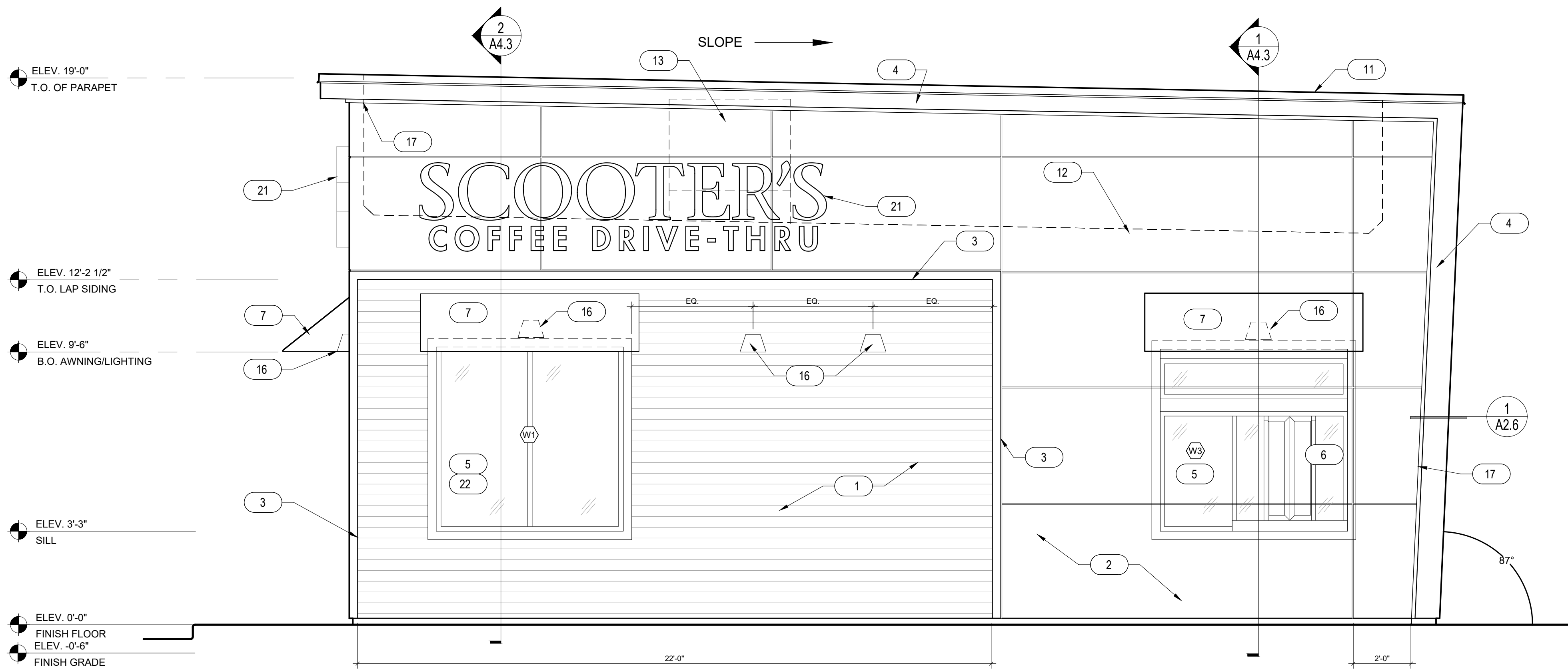
SHEET NO.

A3.1

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



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- ☐ DESIGN DEVELOPMENT
☒ PERMIT SUBMITTAL
☐ BID PACKAGE
☐ CONSTRUCTION ISSUE

SHEET NO.

A3.2

Describe Reason for Variance

Please find the following written narrative and supporting documents as a request for a variance request at part of the existing parcel at 6-150-1, 1640 West Mason Street purpose of constructing and operating a drive-thru coffee shop use.

Scooter's Coffee is seeking to develop the underused parking lot site at 1640 West Mason Street to create a Scooter's Coffee drive through restaurant. Scooter's has a location recently opened on East Mason Street. Scooter's Coffee looks to create a single building which serves drive thru based customers.

The site is currently apart of an underused parking lot owned by Neufeld Enterprises II LLC. An attached certified survey map has met approvals and awaiting recording to create three lots out of the existing lot housing Planet Fitness, surface parking, and greenspace along West Mason. This will create two new lots along West Mason to create a Scooter's Coffee and Arby's. This will continue the redevelopment investment up along West Mason Street for addition of smaller businesses situated along the street like the recent development with Cellcom and North Shore Bank east of Mitchell Street.

Neufeld Enterprises II LLC will continue to be the property owner for all three lots in existing lot.

Scooter's is looking to create an approximately 664 square foot building footprint to serve customers. Existing zoning for the site is C1. A conditional use permit will also be applied for to meet zoning code to allow for drive-through use.

The following items have been attached

Future CSM

Site Plan for Plan Commission

Elevations

List ordinances the variance will be impacting

- (1) Request relief for building floor area ratio minimum for lot from 0.1 to 0.043 to accommodate the construction of a 664 square foot drive thru coffee shop.

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 664 square feet. The largest floor area has been selected for the site. The FAR requires the size of a building to become 1545 square feet of floor to meet standards. This building size would create a building size far outpacing the needs and model for this store. Additionally, a lot size of 6640 square feet would be far too small to accommodate a drive through and limited parking for the site.

Alternatives that you considered that comply with existing regulations

The site is being created by using a fairly common practice of taking extraordinarily underused surface parking for a legacy big box development and placing out building up along the thoroughfare of Mason Street.

Setbacks:

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

Safety:

The placement of Scooters Coffee (and adjacent Arby's) is placed in an area which utilizes a void space between four drive lanes.

- Mason Street
- North/South traffic off Mitchell Street
- North/South traffic off driveway entrance between the Goodwill Store and Planet Fitness
- East/West traffic down an established drive lane connecting Goodwill, Planet Fitness, and businesses established east of Mitchell Street.

Size of developed area fits in well with the established drive lanes for all businesses. A decrease or increase in lot size to the north and south would create uneven traffic queues in the area.

Building Size:

Development team looked at creating a larger building, but the additional size needed simply to meet FAR standards would not meet the business model warranted for a drive through only coffee store with a limited number of employees working inside the store. Customers will use the drive through only.

Reasons for not pursuing the alternatives listed above

To ensure setbacks, green space standards, and general form/fit of the commercial businesses in relation to the overall parking lot for the stores along Mason Street, development team believes this fit works best.

THREE STEP TEST**Does unique physical characteristics of your property prevent the compliance with the ordinance?**

Yes. The site is hemmed in by established drive lanes for the overall shopping complex 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 traffic build up in the driveway lanes. Additionally, this request will allow for the CUP request and combination CSM to become feasible. These steps will allow the site to continue redevelopment and growth along the underused parking lot corridor at West Mason/Military.

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.

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 1640 WEST MASON STREET
(ZP 21-41)**

February 1, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 21-41 and the recommendation of the Plan Commission on January 24, 2022, the City of Green Bay does authorize a conditional-use permit for a drive-through coffee shop facility at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner:

241,833 SQ FT LOT 2 OF 13 CSM 139 MAP 2691 IN 1024520 BNG
PRT OF LOT 14 OF TANKS SUBD PC 2-9 WSFR EX IN J12317-26
Tax Parcel No.6-150-1

Said conditional-use permit shall be granted subject to:

- a. Access easement be provided to the proposed lot from the parent parcel (No. 6-150-1) for as long as the use is conducted on the proposed property. Easement document must be recorded with the Brown County Register of Deeds and provided to the city prior to building permit issuance.
- b. Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including but not limited to standard subdivision & site plan review and approvals.

Adopted _____

Approved _____

Mayor

Clerk

db

Attachment – Map