



# **AGENDA OF THE GREEN BAY PLAN COMMISSION**

**MONDAY, FEBRUARY 7, 2022, 6:00 PM**  
**Virtual Meeting. Public may join via Zoom.**

**A. Zoom Meeting Information.**

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

**B. Roll Call.**

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

**C. Approval of the Agenda.**

- I. Approval of the Agenda for the February 7, 2022, meeting of the Green Bay Plan Commission.

**D. Approval of Minutes.**

- I. Approval of the minutes from the January 24, 2022, meeting of the Green Bay Plan Commission.

**E. Regular Business.**

- I. (ZP 22-01) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Caribou Coffee) in a General Commercial (C1) district at 1616 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC, property owner (Ald. J. Vander Leest, District 11).
2. (ZP 22-01) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Caribou Coffee) in a General Commercial (C1) district at 1616 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC, property owner (Ald. J. Vander Leest, District 11).

**F. Informational.**

1. Director's Report.
2. Date of the next meeting: February 21, 2022

**G. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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

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## 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/kc8xd2MWP>

## 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 12<sup>th</sup> 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

February 7, 2022

### PREPARED BY

Stephanie Hummel, Staff

### AGENDA ITEM # E.1

(ZP 22-01) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Caribou Coffee) in a General Commercial (C1) district at 1616 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC, property owner (Ald. J. Vander Leest, District 11).

### BACKGROUND

### RECOMMENDATION

### FISCAL IMPACT

### ATTACHMENTS

- I. ZP 22-01 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification  
Proposed Conditional Use Permit (CUP)  
1640 West Mason Street  
(ZP 22-01)**

The Green Bay Plan Commission will hold a public hearing on **Monday, February 7, 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 1616 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: Stephanie Hummel

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

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

**Publication Dates: January 24, 2022 and January 31, 2022**



## Report to the Green Bay Plan Commission

### MEETING DATE

February 7, 2022

### PREPARED BY

Stephanie Hummel, Staff

### AGENDA ITEM # E.2

(ZP 22-01) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Caribou Coffee) in a General Commercial (C1) district at 1616 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC, property owner (Ald. J. Vander Leest, District II).

### BACKGROUND

**Primary Address:** 1616 West Mason Street

**Aldersperson / District:** Ald. John Vander Leest / District II

**Reason for Request:** To allow a drive-through facility in the C1 District

**Surrounding Zoning and Land Uses:**

SUBJECT: General Commercial (C1) - Parking Lot

NORTH: General Commercial (C1) - Strip Mall, Commercial Businesses

SOUTH: Highway Commercial (C2) - Gas Station

EAST: General Commercial (C1) - Strip Mall, Commercial Businesses

WEST: General Commercial (C1) - Commercial Businesses

**Comprehensive Plan:** The 2022 Smart Growth Plan designates this area for Commercial 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, 1616 West Mason Street, is currently being divided via a Two-Lot Certified Survey Map to create a new parcel for this request. The new lot, located along South Military Avenue, will be .26 acres and is currently part of the parking lot for 1616 West Mason Street. This area has also been used for an outdoor garden section during the summer for approximately seven (7) years.

A Caribou Coffee is being proposed on this new lot. A drive-through facility is part of this development and requires a CUP in the C1 Zoning District. This building will have both drive-through and walk-up windows, along with an outdoor patio space. No sidewalk is shown from this patio space to the public sidewalk on Military Avenue in their preliminary site plan, but it will be required during site plan review. The building will be 625 sq. ft., and has approved variance from the Board of Appeals related to Floor Area Ratio (received January 17, 2022) to accommodate drive lanes and parking stalls accordingly.

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.*

Planning staff feels approval of this request meets the standards above and is an appropriate use for the area. The West Mason and Military Corridors are auto-oriented, making a drive-through an appropriate addition to this development. Staff is additionally supportive of this development as they have made proper accommodation for pedestrians; this area is a popular shopping center and pedestrian access between businesses should be included.

Ald. John Vander Leest and property owners within 200 ft. 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

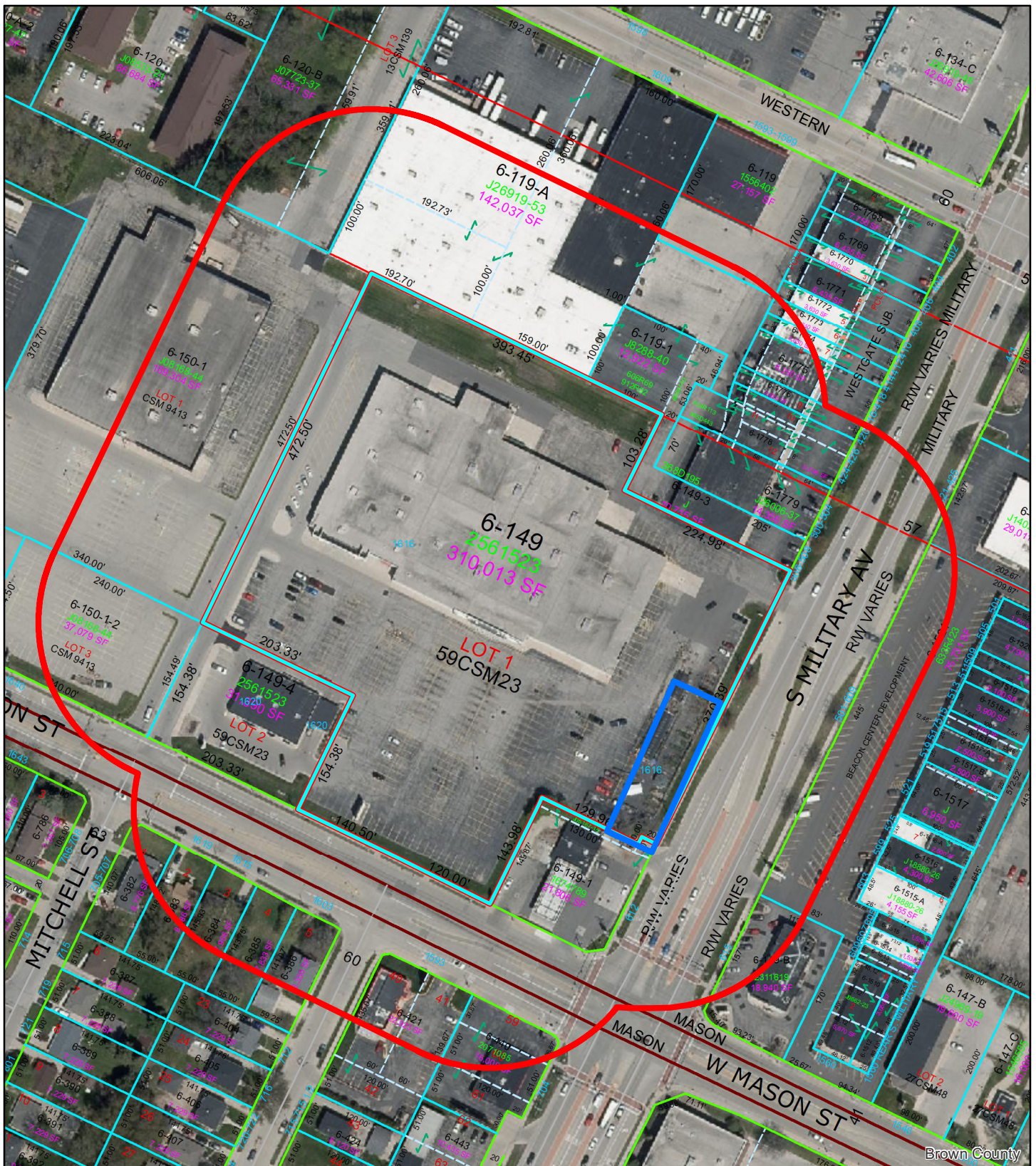
Approval subject to the following conditions:

- a. A recorded ingress/egress easement for access to South Military Avenue is required for this Conditional Use Permit to be valid.
- b. Compliance with all other regulations of the Green Bay Municipal Code.

## FISCAL IMPACT

## ATTACHMENTS

1. ZP 22-01 Map
2. ZP 22-01 Street View 2019
3. ZP 22-01 Application Attachments



## (ZP 22-01) Conditional Use Permit 1616 West Mason Street

0 45 90 180 Feet N

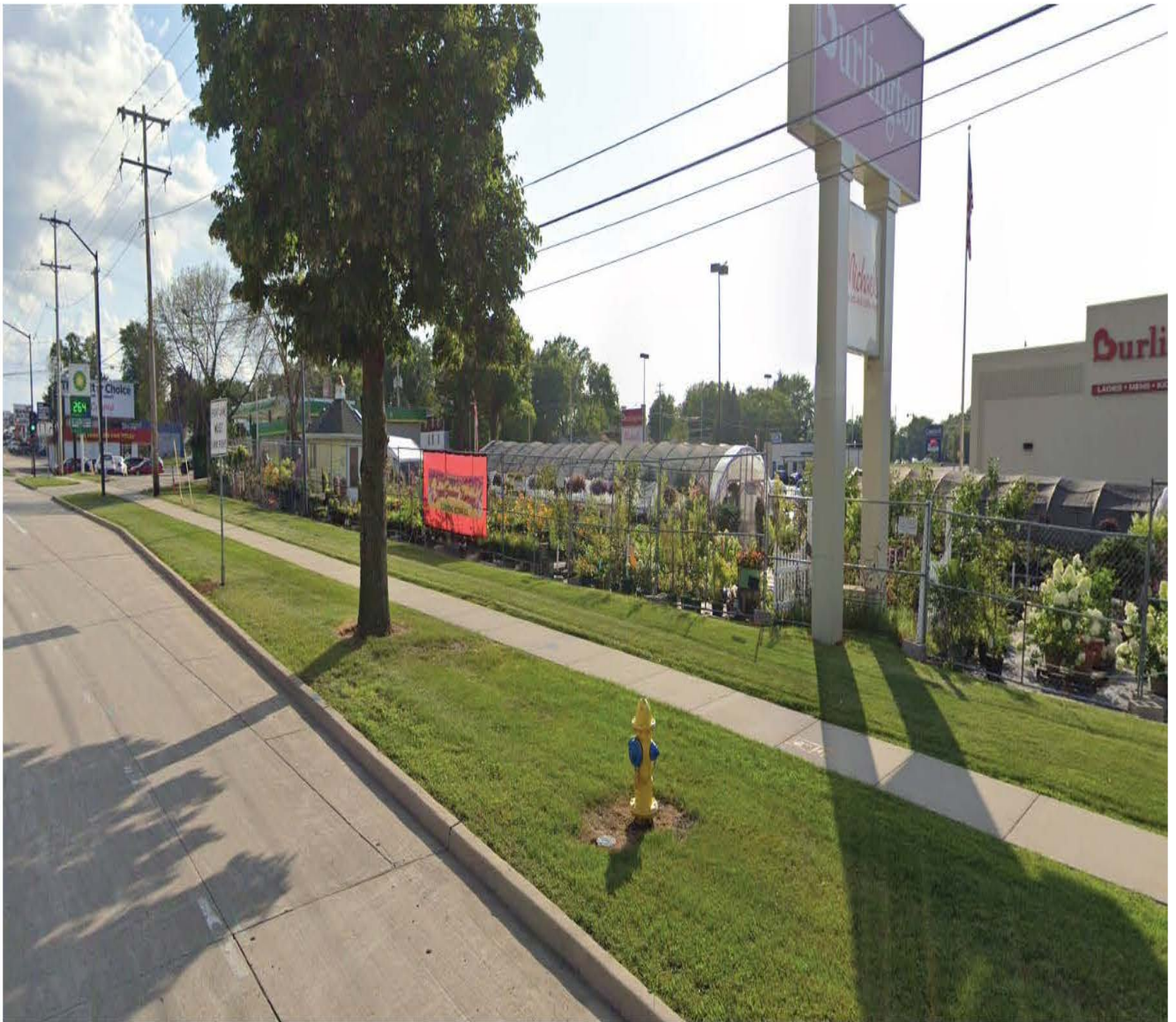


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 26 Jan 2022 X:\Planning\Basemaps\template\_8.5x11.mxd

 Proposed Lot for Caribou Coffee

 1616 West Mason Street  
 200-ft. Notification Area

Street View Summer 2019



# Caribou Coffee

## Conditional Use Permit Request



Part of 1616 W Mason Street

*Development extends to frontage along 500 block of S Military Avenue*

Parcel 6-149

January 13, 2022

### **Conditional Use Written Narrative (Caribou Coffee):**

Please find the following written narrative and supporting documents as a request for a conditional use permit at Parcel 6-149 for the purpose of constructing and operating a drive-thru Caribou Coffee restaurant.

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

Caribou Coffee looks to create a single building which serves drive thru customers. The site has been an underused surface parking lot located off Military Avenue between an existing underused surface parking area and the Military Avenue right of way. The site is located between the large surface parking lot and big box store currently housing Burlington Coat Factory and Michael's.

The site is comprised of a small parcel which is 0.26 acres north of the intersection of West Mason and Military. Neufeld Enterprises II LLC owns the property. As noted from the image on the coversheet and attached Google Streetview images, the site has been home to a pop-up nursery during many of the past recent summers. This development will continue momentum and reinvestment along the Military and Mason corridor.

The site has had a CSM submitted to the city for review in December 2021. A site plan review has also been initiated. A variance request occurred on January 17, 2022.

### **Operations:**

Neufeld Enterprises II LLC will continue to be the property owner for all three lots in existing lot. Forward Real Estate Services LLC will be the developer for the Caribou Coffee building and site. Approximately five employees are expected to operate the store at any given time. The store will be operated 7 days a week, typically from 5am-9pm. Customers will access the store through the drive through or a walk up window. The store will have an outdoor patio seating area along the south side of the building. Drive through lane will use part of an existing underused driving lane at the edge of the parking lot.

### **Timeline:**

Pending approvals for a conditional use permit to allow for a drive through approved by Council. Site is in process of approvals of Certified Survey Map with city. CSM likely to have approvals to record for the week of January 17<sup>th</sup>. 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 6-149**

All of Lot 1, Vol. 59 Certified Survey Maps, Page 23, Map No. 8381, Doc. No. 2650192, Brown County Records, being located in part of Lot 13 of "C.L. A. Tank's Subdivision of Private Claims 2-9, W.S.FR.", in the City of Green Bay, Brown County, Wisconsin.

### **Future Legal Description of Caribou Coffee lot discussed: (CSM attached)**

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

The following items have been attached

- Variance Application

- Future Certified Survey Map

- Site Plan

- Elevations

- Existing Google Street View images over the past decade of the property in question

**VARIANCE APPLICATION: 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 6-149, 1616 West Mason Street for the purpose of constructing and operating a drive-thru Caribou Coffee restaurant.

Caribou Coffee is seeking to develop the underutilized parking lot site at 1616 West Mason Street to create a fast food drive through restaurant at future Lot 2 of a new certified survey map. Property encompasses some 0.26 acres with a building that will take up 625 square feet.

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

Neufeld Enterprises II LLC will continue to be the property owner for all three lots in existing lot. Forward Real Estate Services LLC will be the developer for the Caribou Coffee building and site. Approximately Five employees are expected to operate the store at any given time. The store will be operated 7 days a week, typically from 5am-9pm. Customers will access the store through the drive through or a walk up window. The store will have an outdoor patio seating area along the south side of the building.

Caribou Coffee is looking to create an approximately 625 square foot building footprint to serve customers. With the lot size being 11,523 square feet, this leads to a 0.05 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

Existing Google Street View images over the past decade of the property in question

**List ordinances the variance will be impacting**

- (1) Request relief for building floor area ratio minimum for lot from 0.1 to 0.05 to accommodate the construction of a 625 square foot building.

**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 6250 square feet or create a building which is about 587 square feet larger than the proposed 625 square foot building. If the building were to be enlarged, the building would not meet the expected market demands or operational efficiencies as the location serves primarily auto based customers. Additionally, the space available to continue continuity of the existing drive lanes and parking stalls to serve the properties in general would become very limited to make a store size larger to satisfy the FAR requirement.

### **Alternatives that you considered that comply with existing regulations**

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

#### *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 lane along side the building

#### *Safety:*

The placement of Caribou Coffee is placed in an area which utilizes a void space which has been frequently used as a pop up seasonal market.

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 or west begins a domino effect of creating easement and parking agreement issues with existing tenants of the big box store located on the property. Additionally, the lot size allows for three parking stalls for the use of Caribou Coffee employees and shared parking off the property lines for any additional employees or walk up customers. If the property size were to be reduced, the site would have zero stalls exclusive to the property. Additionally, the site will need some queuing area for drive through traffic. If the site size was any smaller, room for a menu board and order box would be off parcel.

#### *Building Size:*

Larger building sizes were looked at, but due to market demands and operational efficiencies mentioned above, who's primary focus is on a drive through and walk up service, a larger facility with indoor dining was deemed unwarranted.

### **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 Military Avenue and West Mason Street, development team believes this fit works best. This size and fit of the lot and coffee shop will better use surface space which has frequently been the home of a seasonal pop-up greenhouse. Parking space and drive lanes will continue to be functional beyond the west property line. Neufeld Enterprises II LLC submits this plan with the intent of keeping existing, functional parking and drive lane systems function well within its current alignment and to work with additional customers brought on from continued redevelopment along Military and West Mason.

### **THREE STEP TEST**

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

Yes. The site plan uses a portion of the overall property which is underutilized, but still has existing drive lanes and parking stalls surrounding it. The building works well with its placement to keep outside of existing easements and setbacks while also maintaining a drive lane for parking lot access throughout the larger parcel and its existing stores (Michael's and Burlington Coat Factory)

#### **Would granting the variance be contrary to the public interest?**

Granting will allow a comprehensive site design which can ensure safe queuing of automobiles free from Military Avenue/West Mason Street and traffic build up in the driveway off said streets. Additionally, this request will allow for the CUP request and CSM to become feasible. These steps will allow the site to continue redevelopment and growth along the underutilized 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 west. A business like a Caribou Coffee has been a good fit continue commercial redevelopment along the Military Avenue corridor.

# Certified Survey Map

All of Lot 1, Volume 59, Certified Survey Maps, Page 23, Map Number 8381, Document Number 2650192, Brown County Records, being located in part of Lot 13 of "C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in the City of Green Bay, Brown County, Wisconsin.

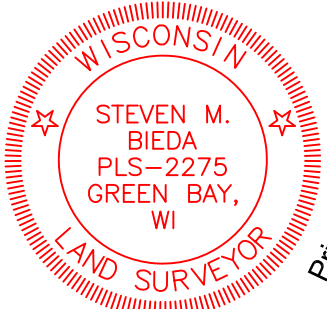
## Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ PK nail found
- ⊗ cut + found
- ⊙ Brown County monument – type noted recorded as bearing / distance
- ( ) see detail on sheet 3

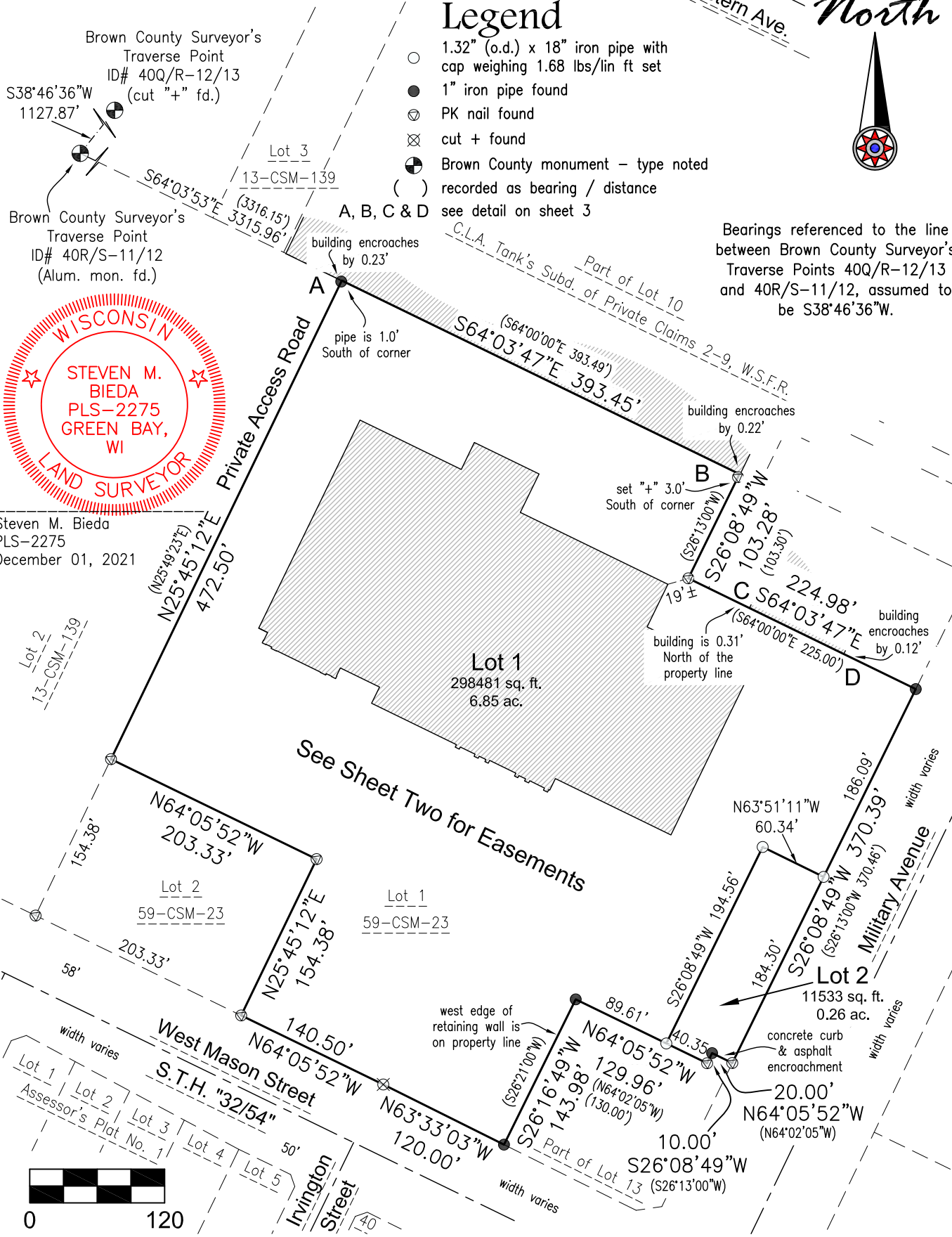


Bearings referenced to the line between Brown County Surveyor's Traverse Points 40Q/R-12/13 and 40R/S-11/12, assumed to be S38°46'36"W.

Brown County Surveyor's Traverse Point ID# 40Q/R-12/13 (cut "+" fd.)  
S38°46'36"W 1127.87'  
Brown County Surveyor's Traverse Point ID# 40R/S-11/12 (Alum. mon. fd.)



Steven M. Bieda  
PLS-2275  
December 01, 2021



Client: Neufeld Enterprises II LLC  
Tax Parcel: 6-149  
Drafted By: BAR  
File: M-712CSM 120121.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

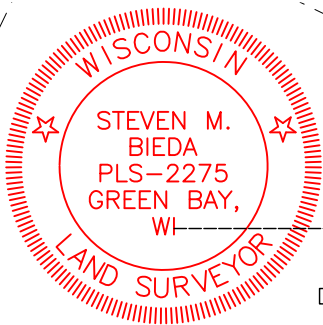
Sheet One of Four  
Project No.: M-712  
Drawing No.: L-11631  
Fieldwork Completed: xx/xx/xx



# Certified Survey Map

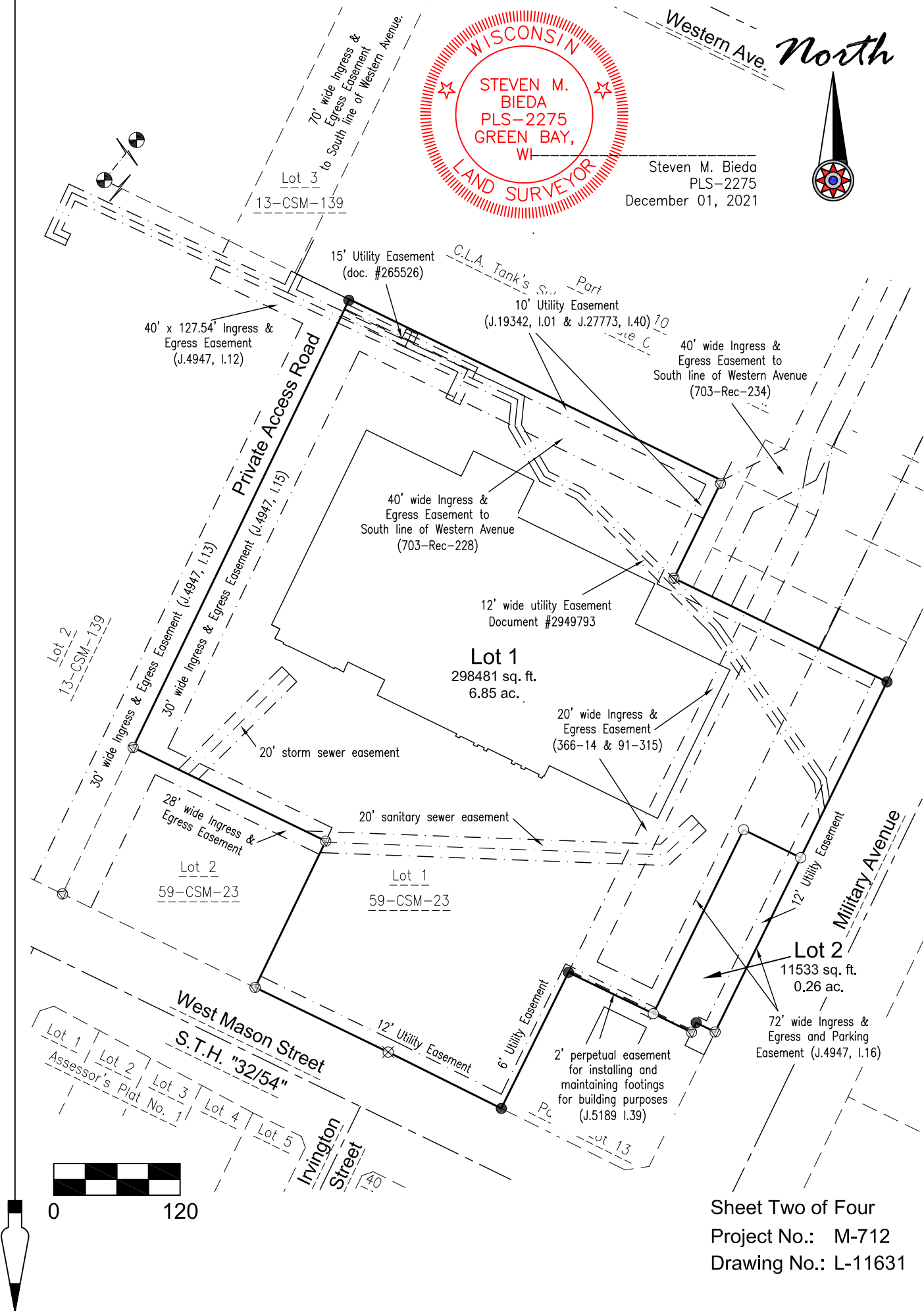
All of Lot 1, Volume 59, Certified Survey Maps, Page 23, Map Number 8381, Document Number 2650192, Brown County Records, being located in part of Lot 13 of "C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in the City of Green Bay, Brown County, Wisconsin.

## - Easements -



Steven M. Bieda  
PLS-2275  
December 01, 2021

North





# Certified Survey Map

All of Lot 1, Volume 59, Certified Survey Maps, Page 23, Map Number 8381, Document Number 2650192, Brown County Records, being located in part of Lot 13 of "C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in the City of Green Bay, Brown County, Wisconsin.

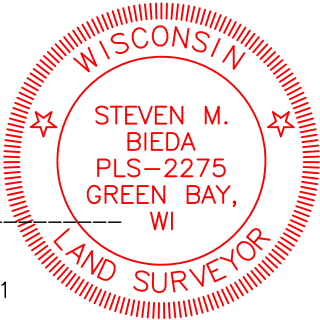
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped all of Lot 1, Volume 59, Certified Survey Maps, Page 23, Map Number 8381, Document Number 2650192, Brown County Records, being located in part of Lot 13 of "C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of the Fox River", in the City of Green Bay, Brown County, Wisconsin.

Parcel contains 310,014 square feet / 7.12 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 Plan Commission in surveying, dividing and mapping the same.

Steven M. Bieda  
PLS-2275  
December 01, 2021



CERTIFICATE OF THE CITY OF GREEN BAY PLAN COMMISSION

Approved for 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, 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

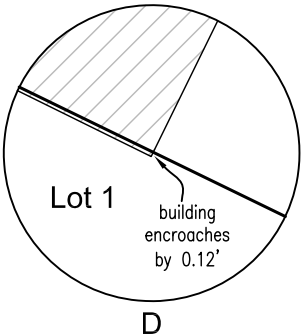
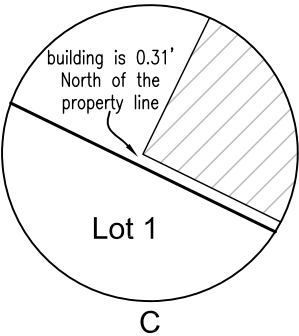
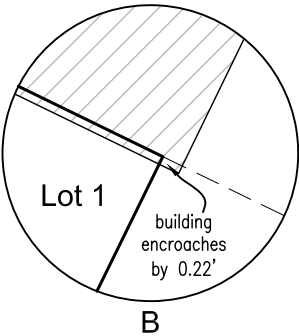
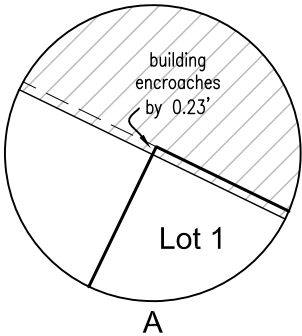
NOTES

- 1-This Certified Survey Map is contained wholly within the property described in Document Number 2561523, Brown County Records.
- 2-City of Green Bay zoning and building approvals are required prior to commencing construction of buildings, structures, drives, or parking areas, and may be required prior to commencing grading, excavating, filling, or other land disturbing activity.
- 3-The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources' applicable WDNR Technical Standards, to prevent soil erosion. However, if the City, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

RESTRICTIVE COVENANTS

- 1-The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2-Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- 3-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.

Adjacent Building Details



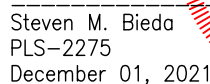


CORPORATE OWNER'S CERTIFICATE

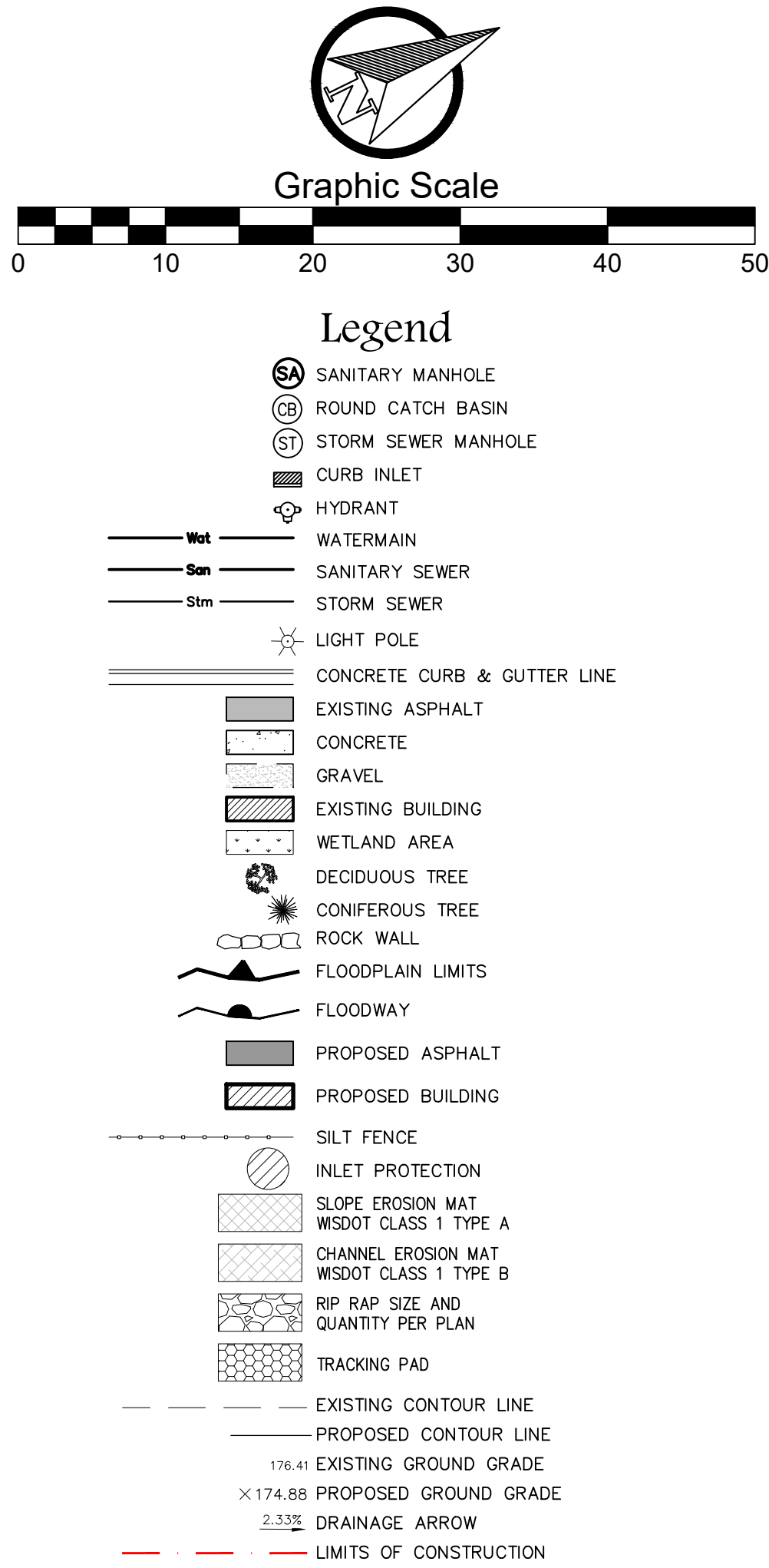
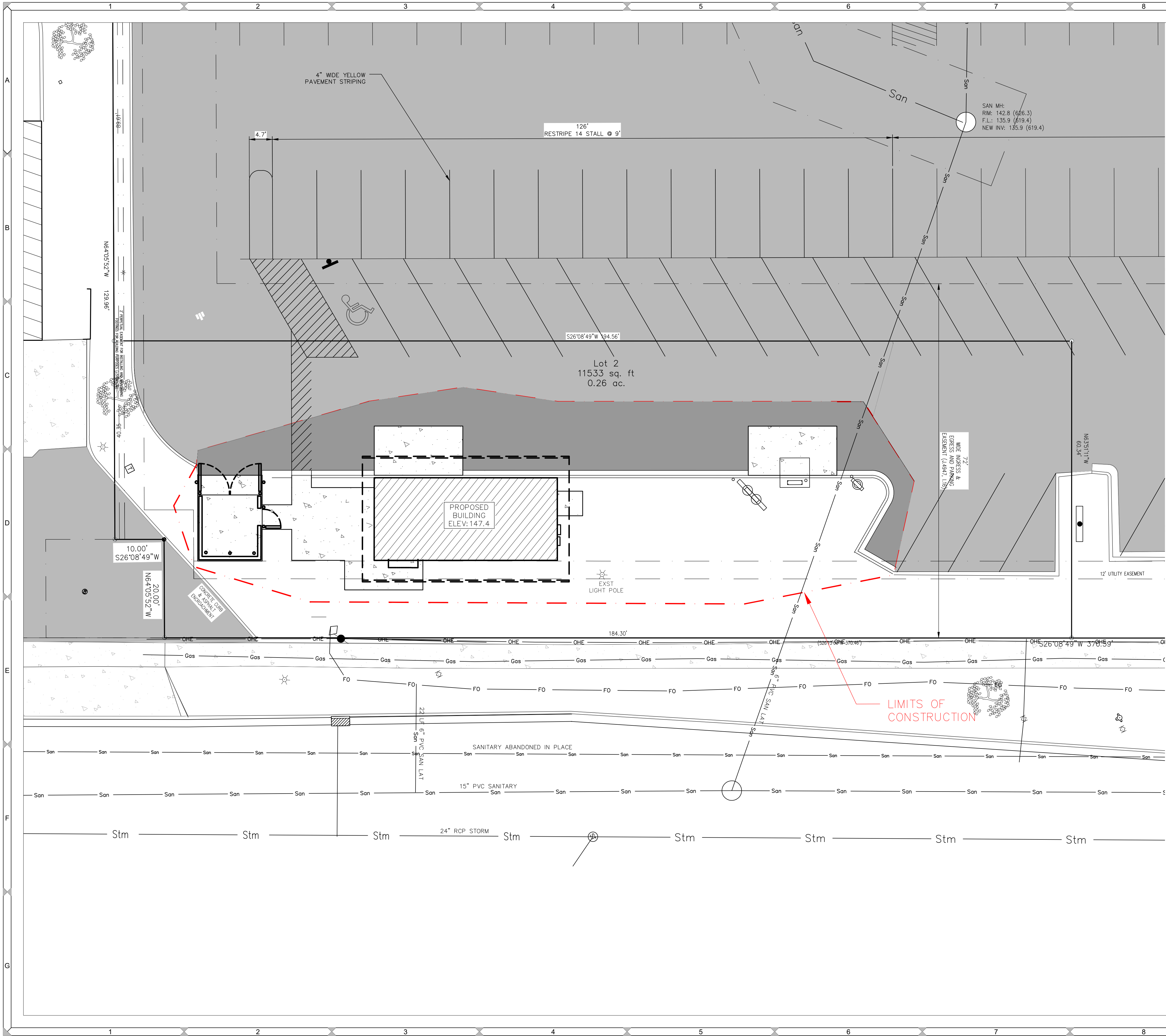
STATE OF WISCONSIN ]  
COUNTY OF BROWN ] SS

CERTIFICATE OF CORPORATE MORTGAGEE

STATE OF WISCONSIN ]  
COUNTY OF BROWN ] SS



Sheet Four of Four  
Project No.: M-712  
Drawing No.: L-11631



PARKING STATISTICS (SEE DWG S-3483M FOR DETAILED LAYOUT)  
REQUIRED - 1 SP/250 GFA  
330 STALLS REQUIRED

PROVIDED  
349 STANDARD STALLS  
14 ADA STALLS  
363 TOTAL STALLS

BUILDING INFORMATION

DFU = 53.0

WFU = 25.0

BUILDING CLASS OF CONSTRUCTION: V-B

OCCUPANCY TYPE: B (ASSEMBLY UNDER 50 OCCUPANTS)

THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED (3) WORKING DAYS BEFORE THE START OF ANY CITY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT MATT WOICEK @ 920-448-3100.

THE CITY OF GREEN BAY DEPARTMENT 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 @ 920-448-3100.

THE CITY OF GREEN BAY WATER DEPARTMENT 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 @ 920-448-3480.

ALL EXTERIOR FDC (FIRE DEPARTMENT CONNECTIONS) CONNECTIONS ARE TO BE FIVE INCH STORZ BRAND CONNECTIONS. IF THE FDC OR STANDPIPE CONNECTIONS IS 30 INCHES ABOVE FINISHED GRADE, THEN YOU WILL BE REQUIRED TO INSTALL A THIRTY-THREE DOWN DEGREE ANGLE CONNECTION IN THE FIVE INCH STORZ CONNECTION TO PREVENT HOSE KINKING IN THE FIVE INCH SUPPLY LINE TO THE FIRE DEPARTMENT CONNECTION. THE FDC LOCATION SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE. IFC 9033.7.

GFBP WILL REQUIRE A KNOX BOX BRAND LOCK BOX AT THE MAIN ENTRANCE TO EACH BUILDING. IF THE BUILDING CONTAINS A SPRINKLER CONTROL ROOM THAT IS ACCESSED FROM THE EXTERIOR A KNOX BOX MUST ALSO BE PLACED ADJACENT TO THAT DOOR. THE KNOX BOX BRAND LOCKING BOXES CAN BE PURCHASED BY VISITING THE KNOX BOX WEBSITE OR CALLING (920) 448-3280 AND REQUESTING A KNOX BOX BRAND LOCKING BOX PACKET. IFC #506.1 AND 506.1.1.

DESIGNED BY  
TAW

DATA FILE  
M-712.txt

DATE  
12-23-21

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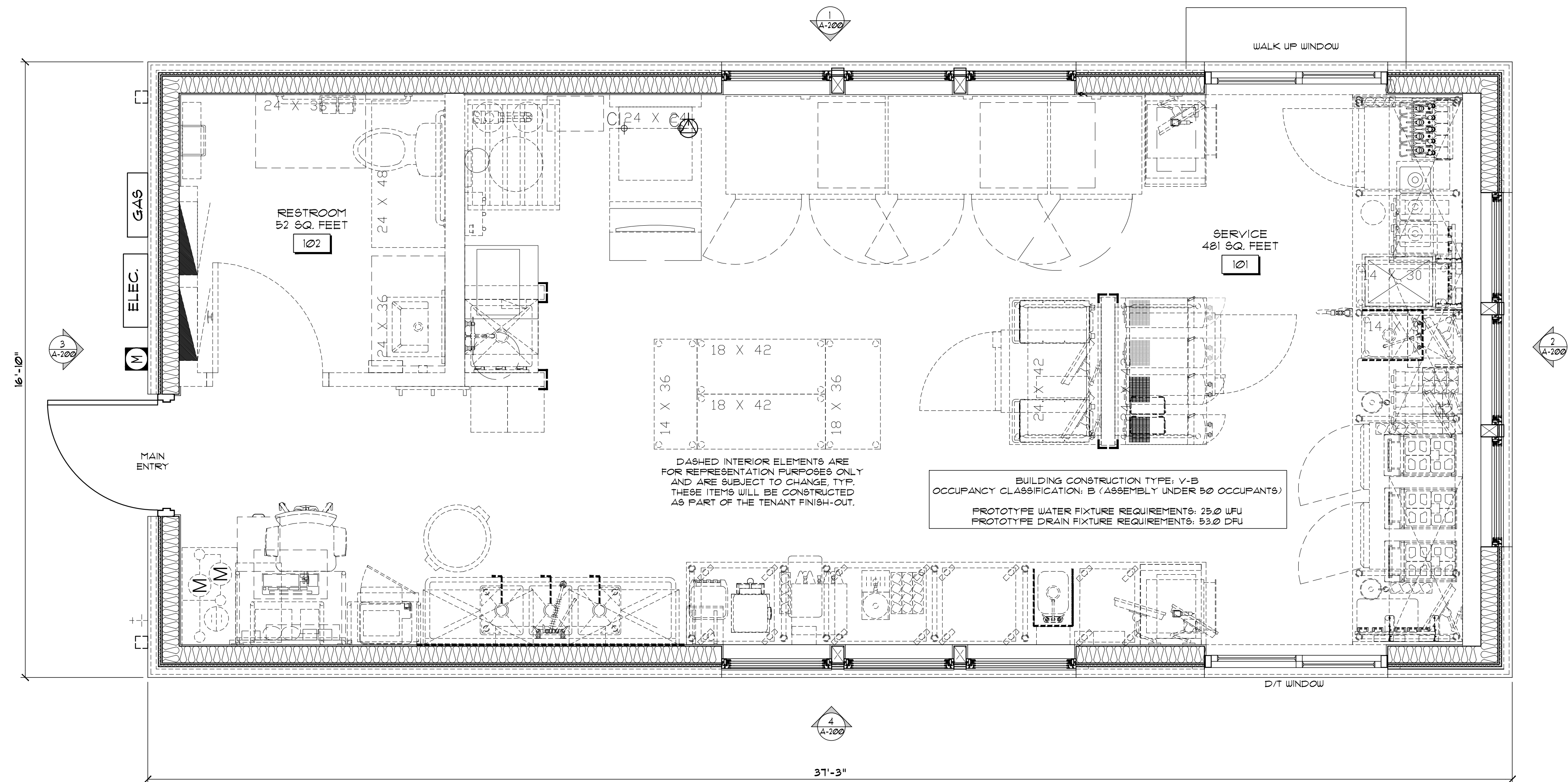
**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

**Site Plan**  
**Drive Thru Restaurant**

PROJECT NO.  
M-712

SHEET NO.  
**C3.2**

DRAWING NO.  
**S-3519**



1 FLOOR PLAN  
1/2" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

PRELIMINARY  
NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY  
DRIVE-THRU ONLY STORE  
DT LEFT PROTOTYPE SHELL BUILDING  
WEST MASON ST & SOUTH MILITARY AVE, GREEN BAY, WI 54303

FLOOR PLAN



Caribou Coffee Company  
3900 Laketree Ave N  
Brooklyn Center, MN 55429

DATE ISSUED

SITE PLAN APPROVAL 12-16-2021

DRAWN BY CE

CHECKED BY CS

JOB NO. 21239

PROJECT LOCATION:

GREEN BAY, WI

A-100

- T.O. ROOF  
111'-8"
- B.O. TRUSS  
103'-8 1/2"
- T.O. WINDOW R.O.  
101'-10 1/2"
- B.O. LIGHT FIXTURE  
106'-8"
- T.O. SILL CAP  
102'-10 1/2"
- FFE  
100'-0"



1 WEST ELEVATION  
1/4" = 1'-0"

- T.O. ROOF  
111'-8"
- B.O. TRUSS  
103'-8 1/2"
- B.O. LIGHT FIXTURE  
106'-8"
- T.O. SILL CAP  
102'-10 1/2"
- FFE  
100'-0"



3 NORTH ELEVATION  
1/4" = 1'-0"

- T.O. ROOF  
111'-8"
- B.O. TRUSS  
103'-8 1/2"
- T.O. WINDOW R.O.  
101'-10 1/2"
- B.O. LIGHT FIXTURE  
106'-8"
- T.O. SILL CAP  
102'-10 1/2"
- FFE  
100'-0"



4 EAST ELEVATION  
1/4" = 1'-0"

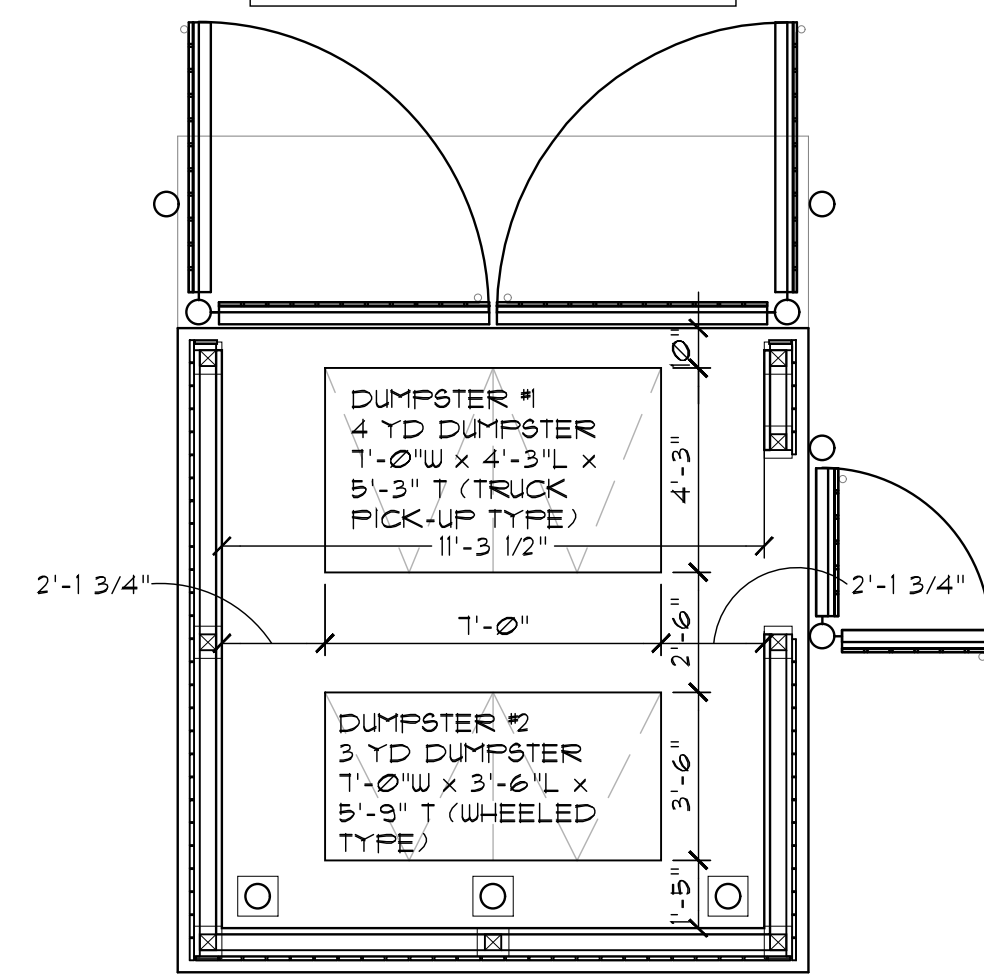
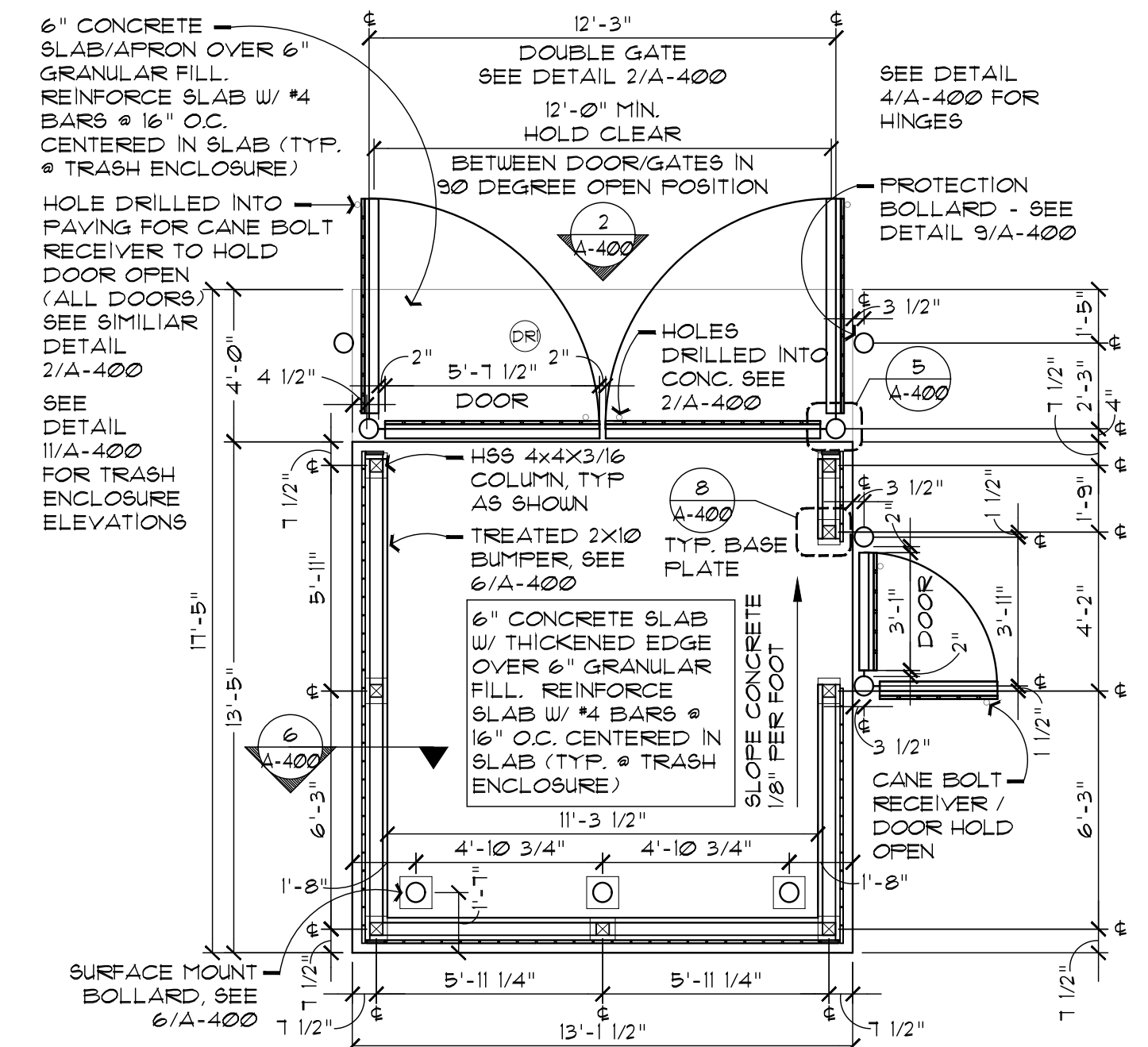
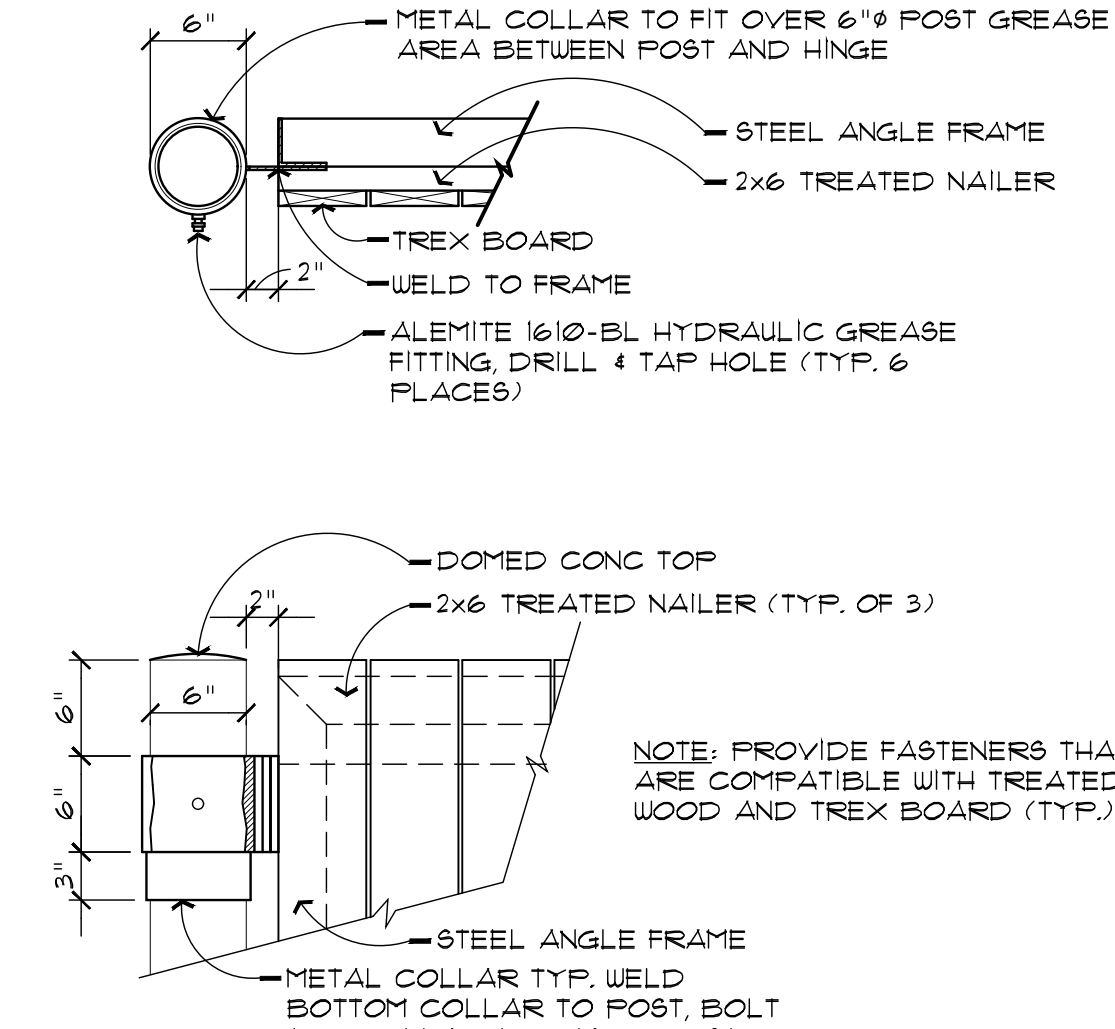
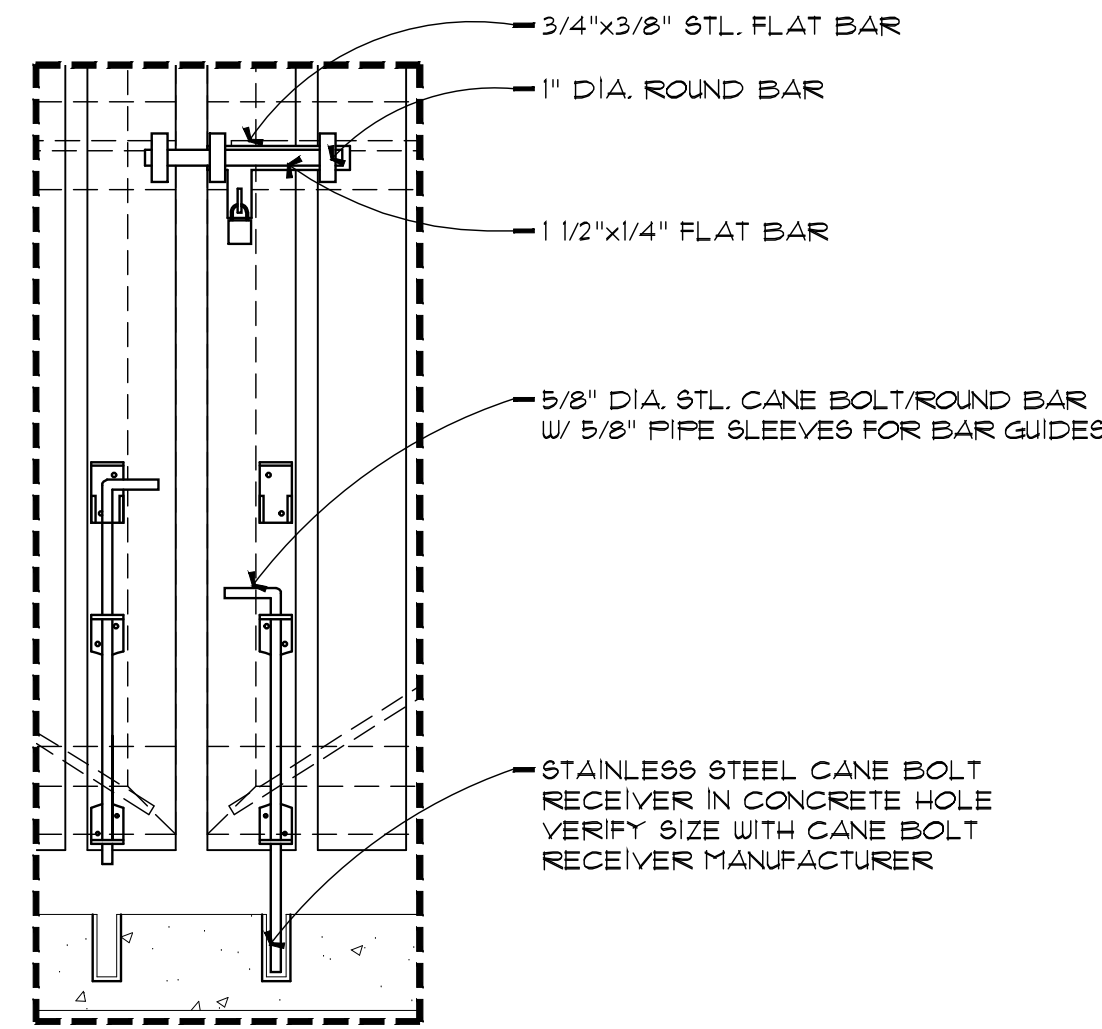
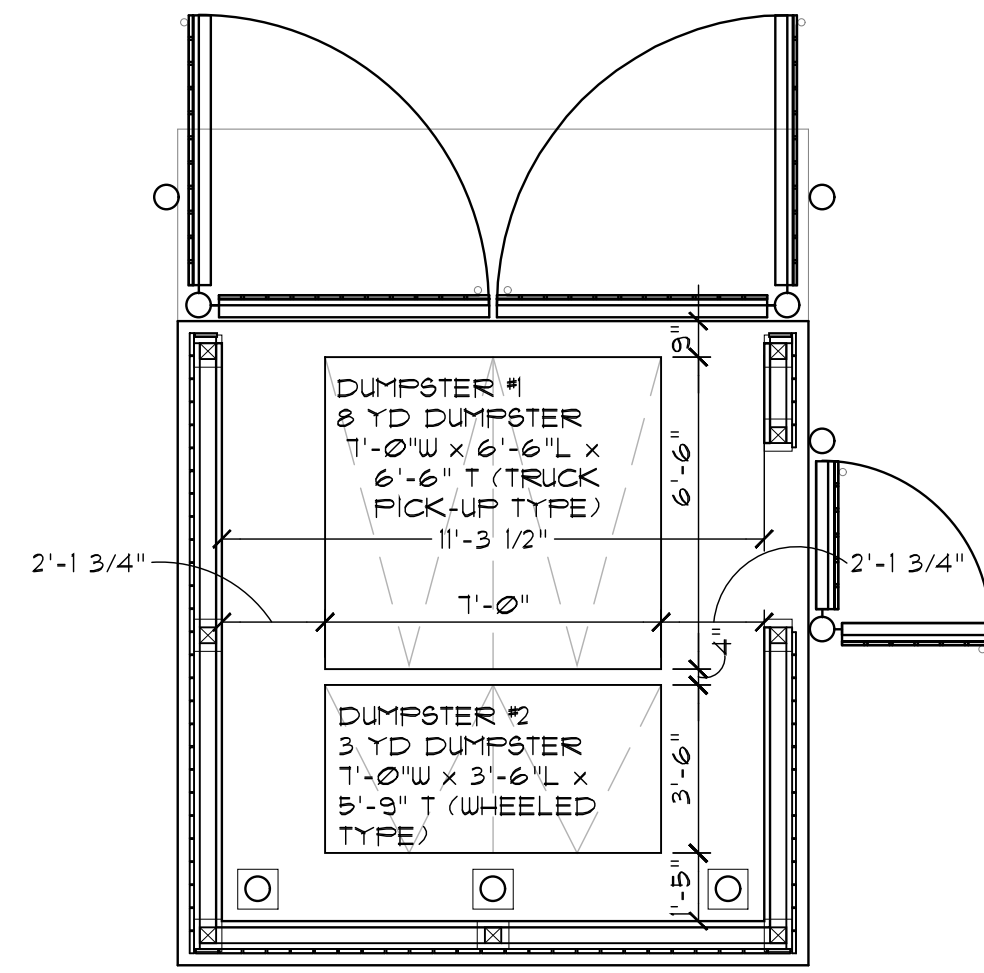
- T.O. ROOF  
111'-8"
- B.O. TRUSS  
103'-8 1/2"
- T.O. WINDOW R.O.  
101'-10 1/2"
- B.O. LIGHT FIXTURE  
106'-8"
- T.O. SILL CAP  
102'-10 1/2"
- FFE  
100'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"

#### BUILDING MATERIALS LEGEND

- STONE - CULTURED/MANUFACTURED STONE; ENVIRONMENTAL STONEWORKS STYLE: TUSCAN LEDGESTONE, COLOR: LANTANA, SILL CAP: ENVIRONMENTAL STONEWORKS DRIP LEDGE, COLOR: KODIAK.
- HARDIE PLANK SIDING - PAINTED 'CLOUDBURST'
- HARDIE TRIM BOARD AT HORIZONTAL TRANSITION TO SIDING AND SURROUNDING WINDOWS AND DOORS - PAINTED 'BITTERSWEET CHOCOLATE'
- STANDING SEAM METAL ROOFING - COLOR: DARK BRONZE.
- DARK BRONZE STOREFRONT DOORS, WINDOWS, AND HM SERVICE DOORS.
- NEW LIGHT FIXTURES - PROGRESS F5164-86 BURNISHED CHESTNUT WALL LAMPS



**7 LATCH DETAIL**  
1"=1'-0"

**4 HINGE DETAILS**  
1"=1'-0"

**1 TRASH ENCLOSURE PLAN**  
1/4"=1'-0"

**8 BASE PLATE**  
3"=1'-0"

**5 TYP. GATE POST DETAIL**  
1"=1'-0"

**2 TYP. GATE DETAIL**  
3/4"=1'-0"

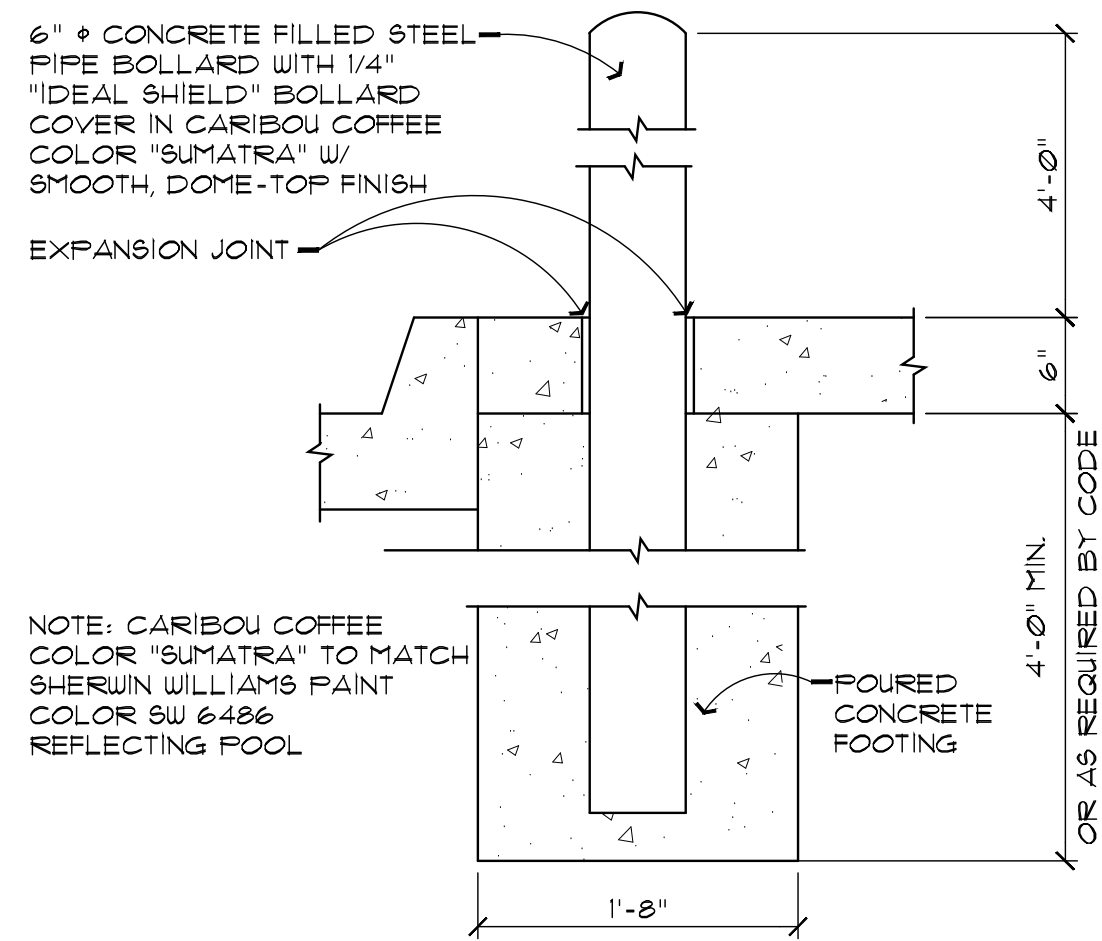
**9 BOLLARD DETAIL**  
1"=1'-0"

**6 TYP. SECTION**  
3/4"=1'-0"

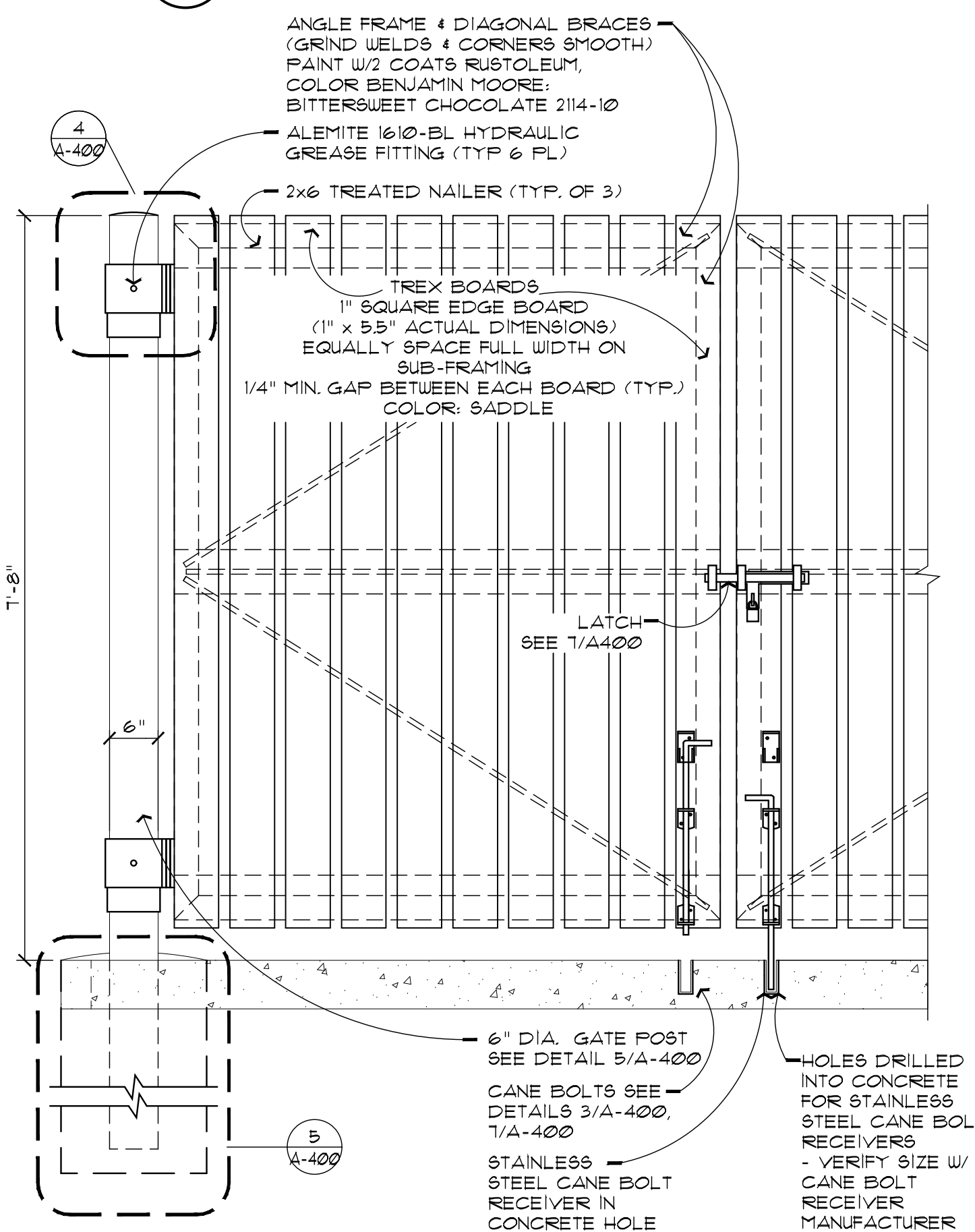
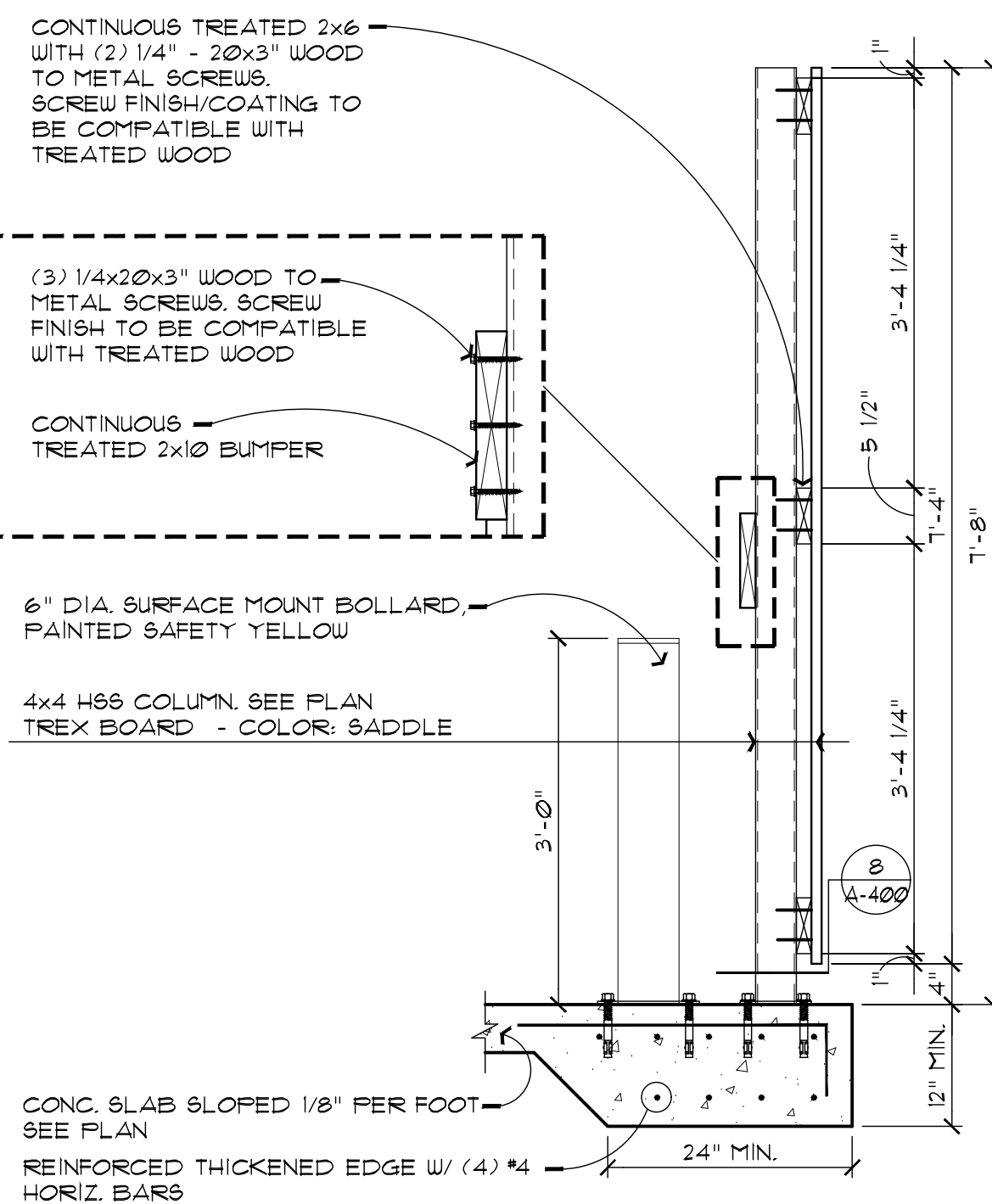
**3 CANE BOLT DETAILS**  
1"=1'-0"

**10 EXAMPLE DUMPSTER LAYOUTS**  
1/4"=1'-0"

PROJECT ARCHITECT OR ENGINEER TO VERIFY TRASH ENCLOSURE DESIGN, SIZE AND LAYOUT BASED ON TRASH DUMPSTER SIZES AVAILABLE FROM LOCAL WASTE COLLECTION COMPANY AND ALL LOCAL JURISDICTIONAL DESIGN REQUIREMENTS.



NOTE: CARIBOU COFFEE COLOR "SUMATRA" TO MATCH SHERWIN WILLIAMS PAINT COLOR SW 6496 REFLECTING POOL



Street View Summer 2012



Street View Summer 2015



Street View Autumn 2017



Street View Summer 2019

