



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 9, 2023, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZIOEVnUT09>

Or call in by phone: +1 312 626 6799
Meeting ID: 841 3767 5822
Passcode: 483400

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

B. Roll Call.

- I. Members: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Jim Hutchison, Sidney Bremer, Derius Daniels, Ken Rovinski, and Michael Poradek.

C. Approval of the Agenda.

- I. Approval of the agenda for the October 9, 2023, meeting of the Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the September 25, 2023 meeting of the Plan Commission.

E. Regular Business.

- I. (ZP 23-36) Consideration with possible action on a request to rezone a portion of 3164 Finger Road (Parcel 21-173) from Office-Residential (OR) to General Commercial (CI), submitted by Mach IV Engineering & Surveying LLC on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

2. (VR 23-04) Consideration with possible action on the request to deviate from Section 44-557(7) of the Green Bay Municipal Code for the creation of a flag lot at 3164 Finger Road, submitted by Mach IV Engineering & Surveying, LLC on behalf of Early Childcare II, LLC, property owner. (Ald. J. Hutchison, District 2).
3. (ZP 23-37) Public hearing on a request for a Conditional Use Permit at 2360 East Mason Street (Parcel 21-126-3-1) to allow a restaurant with drive-through within the Planned Unit Development ZO 13-21, submitted by Garritt Bader on behalf of Big Coffee East Mason LLC, property owner (Ald. W. Morgan, District 3).
4. (ZP 23-37) Consideration with possible action on a request for a Conditional Use Permit at 2360 East Mason Street (Parcel 21-126-3-1) to allow a restaurant with drive-through within the Planned Unit Development ZO 13-21, submitted by Garritt Bader on behalf of Big Coffee East Mason LLC, property owner (Ald. W. Morgan, District 3).

F. Informational.

1. Director's Report.
2. Date of next meeting: October 23, 2023.
3. Held by Plan Commission on 9/25/23 - Denied by Common Council on 10/3/23: (ZP 23-25) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 201 N Monroe Avenue to allow Convenience Store and Fueling/Gas/Service Station uses in a (DI) Downtown District, submitted by Basudev Adhikari on behalf of Green Bay Retail Center LLC, property owner (Ald. R. Scannell, District 7).

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.



Report to the Green Bay Plan Commission

MEETING DATE

October 9, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.I

(ZP 23-36) Consideration with possible action on a request to rezone a portion of 3164 Finger Road (Parcel 21-173) from Office-Residential (OR) to General Commercial (CI), submitted by Mach IV Engineering & Surveying LLC on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

BACKGROUND

**This item was held at the 9/24/23 Plan Commission meeting so a neighborhood meeting could be held and to ask Dept. of Public Works about future improvements to Finger Road. A Neighborhood Meeting is scheduled for Wednesday, October 4th from 4-5:30pm at McAuliffe Park.*

Primary Address: 3164 Finger Road

Aldersperson/District: Ald. Hutchison / District 2

Reason for Request: The proposed rezoning will create one zoning district on the parcel and eliminate split zoning.

Surrounding Zoning and Land Uses:

SUBJECT: Office-Residential (OR) and General Commercial (CI) | Vacant Land and a Single-Family Home

NORTH: Low-Density Residential (RI) | Two-Family, Semi-Detached Dwellings

SOUTH: Planned Unit Development (PUD) | Business Park

EAST: Varied Density Residential (R3) | Vacant Land

WEST: Rural Residential (RR) | Vacant Land

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends commercial uses for this parcel. This rezoning is consistent with this recommendation.

Report: In July/August 2022, the same property was the subject of a rezone application (ZP 22-18/ZO 11-22). At that time, the applicant wanted to make the entire parcel CI. However, the decision was made by the City to not rezone the northeast 200' of the parcel to CI but rather Office-Residential (OR). There were a few reasons for this decision, such as not knowing what the actual use of the property would be, what the resulting use's impact would be on the neighborhood, how the lots would be subdivided, and what impact the use would have on traffic in the area. By zoning this portion as OR, another rezone petition could be submitted once development plans are known. A site plan for a daycare facility and land division has been submitted to the City. The proposed daycare does cross into both zoning districts. Neither the site plan nor land division can be approved until the zoning matter has been addressed. The draft site plan and draft land division are included in the packet.

The staff has no objection to rezoning the parcel to CI but wants to be clear that we are not in support of any future Conditional Use Permit (CUP) applications for auto-oriented uses on Finger Road. The staff also had no objection to the proposed land division. The staff does have an issue with how the proposed site plan works with the proposed land division. Either the building size or the lot size would need to be adjusted to comply with the CI district's floor area ratio (FAR) requirement. Staff would not support a

FAR variance as this would be a self-imposed hardship that could be avoided at this time.

Ald. Hutchison, McAuliffe Park Neighborhood Association (via email on 9/19/23) and neighbors within 200 feet were noticed of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-36 Application
2. ZP 23-36 Narrative
3. ZP 23-36 Map
4. CSM 23-06 Revised Preliminary CSM
5. Revised Site Plan



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 3164 Finger Road

Parcel Number(s): 21-173

Petitioner(s): Mach IV Engineering & Surveying LLC

Date: 8/8/2023

Email: bmcdermid@mach-iv.com

Phone Number: 708-308-2183

Address: 2260 Salscheider Ct

City: Green Bay

State: WI

Zip: 54313

Property Owner: Early Childcare II LLC

Phone Number: 847-592-6218

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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

I, Brad McDermid, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ 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 (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 8/8/23

Petitioner Signature(s): _____

8/15/23

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: \$375

Receipt No.: 2764087-0016

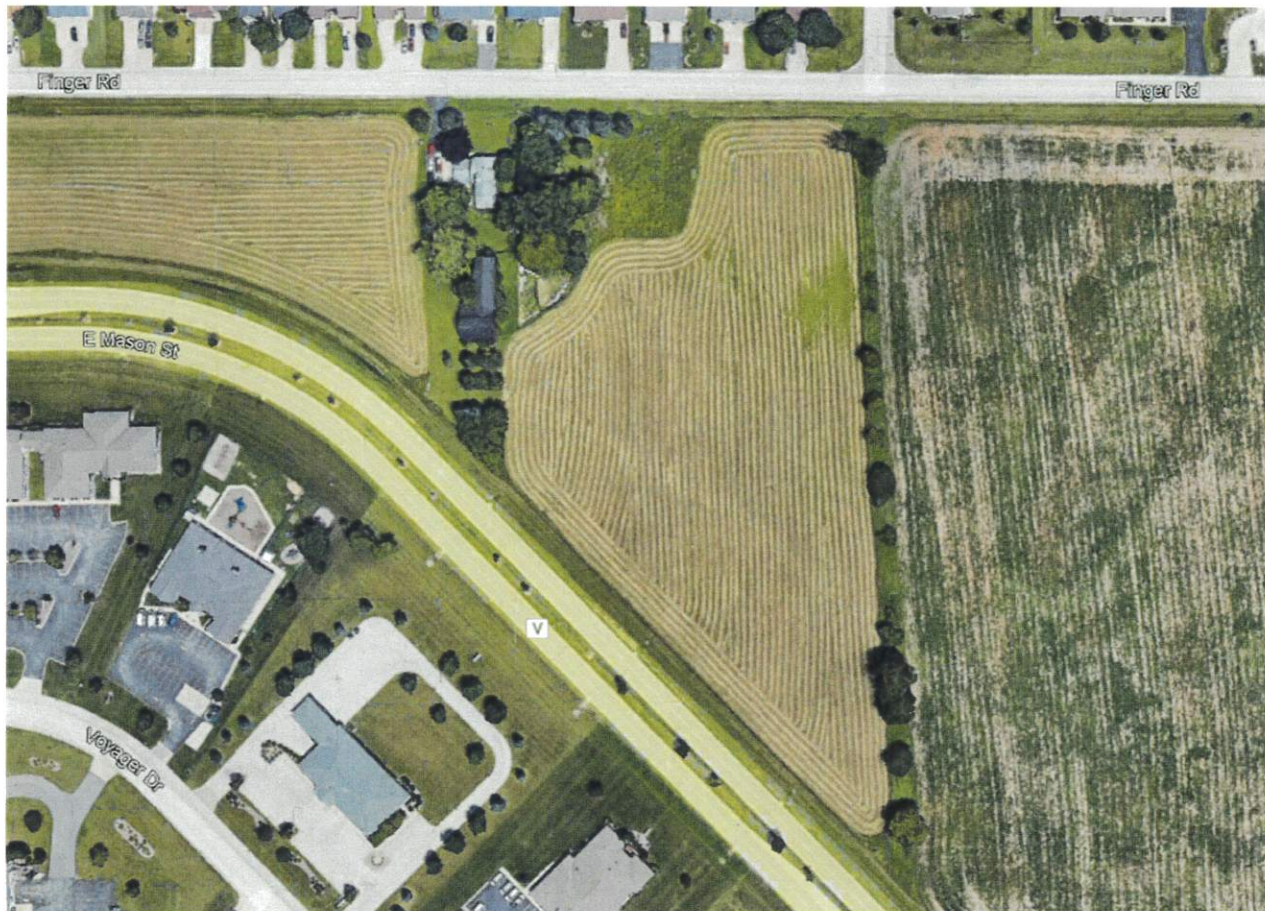
Zoning Petition No.: ZP 23-36

PROJECT NARRATIVE



**NEXTGEN DAYCARE CENTER
GREEN BAY, WI 54311**

**CITY OF GREEN BAY
BROWN COUNTY**



**MACH IV PROJECT No. 1649-20-23
AUGUST 2023**

2260 Salscheider Court
Green Bay, WI 54313



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

1.0: Responsible Parties & Project Role

Landowner:	Early Childcare II LLC 550 E Devon Ave Suite 110 Itasca, IL 60143
Project Engineer:	Brad McDermid, P.E. Mach IV Engineering and Surveying, LLC 2260 Salscheider Court Green Bay, WI 54313 (708)-308-2183

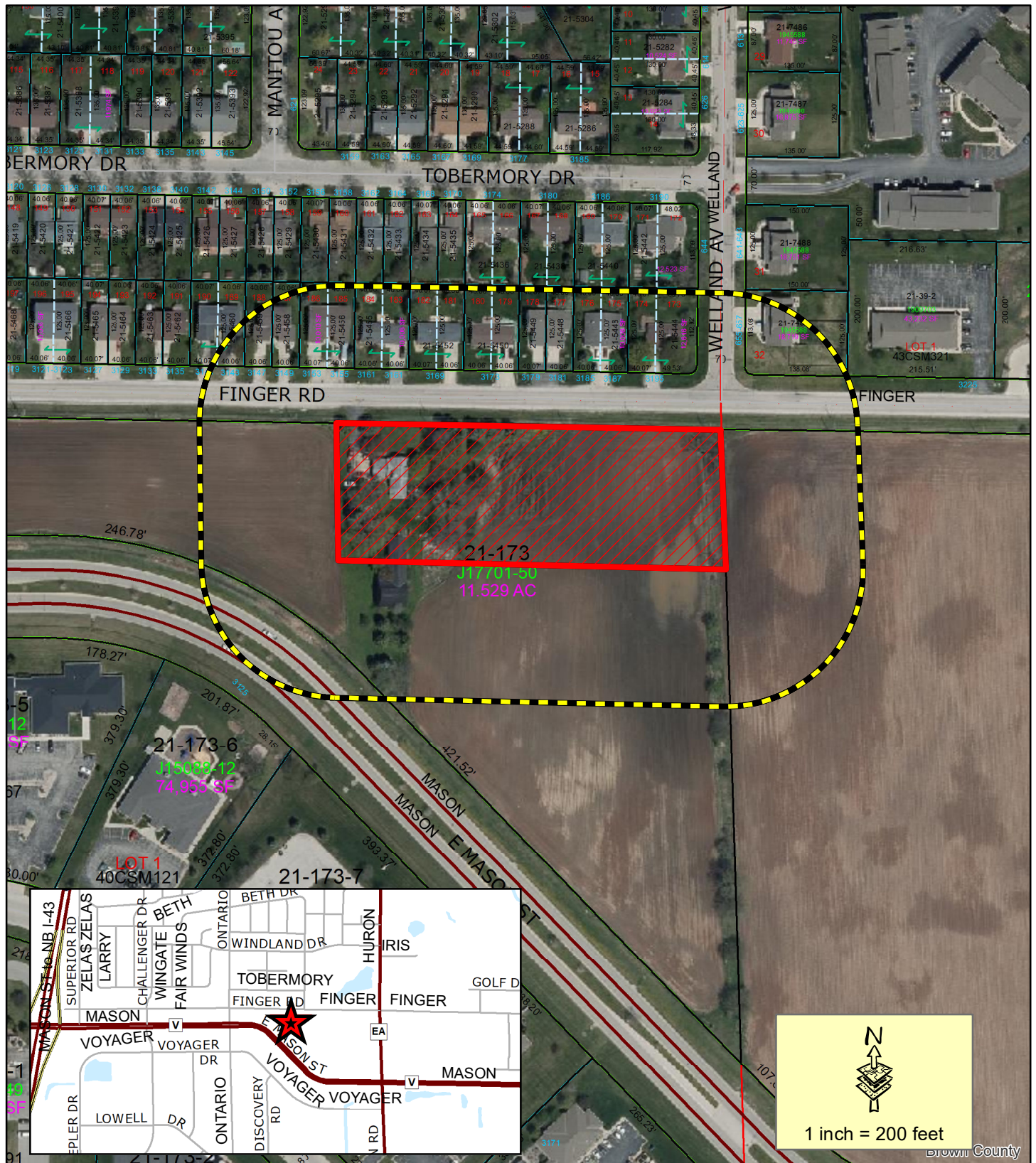
2.0: Project Narrative and Site Description:

The project site is located within the limits of both the urban expansion district of the City of Green Bay generally southwest of the intersection of Finger Rd and Welland Avenue on Brown County Parcel No. 21-173. It is anticipated that the current parcel will be sub-divided into four separate parcels.

The proposed development is for the northeastern subdivided portion of Parcel No. 21-173 and will be comprised of a new daycare facility with appurtenant site improvements include a driveway connection to Finger Road, utilities, employee and customer parking, pedestrian sidewalks, and a stormwater retention pond.

The proposed stormwater controls were designed to mitigate peak flows and remove pollutants from the captured accumulated runoff prior to discharge from the proposed development as well as approximately 2.75 acres of future development on the southernmost portion of the subdivided lot.

The northern portion of the parcel proposed for development is currently zoned as Office Residential (OR). A formal request is being submitted to rezone this portion of the parcel to C-1.



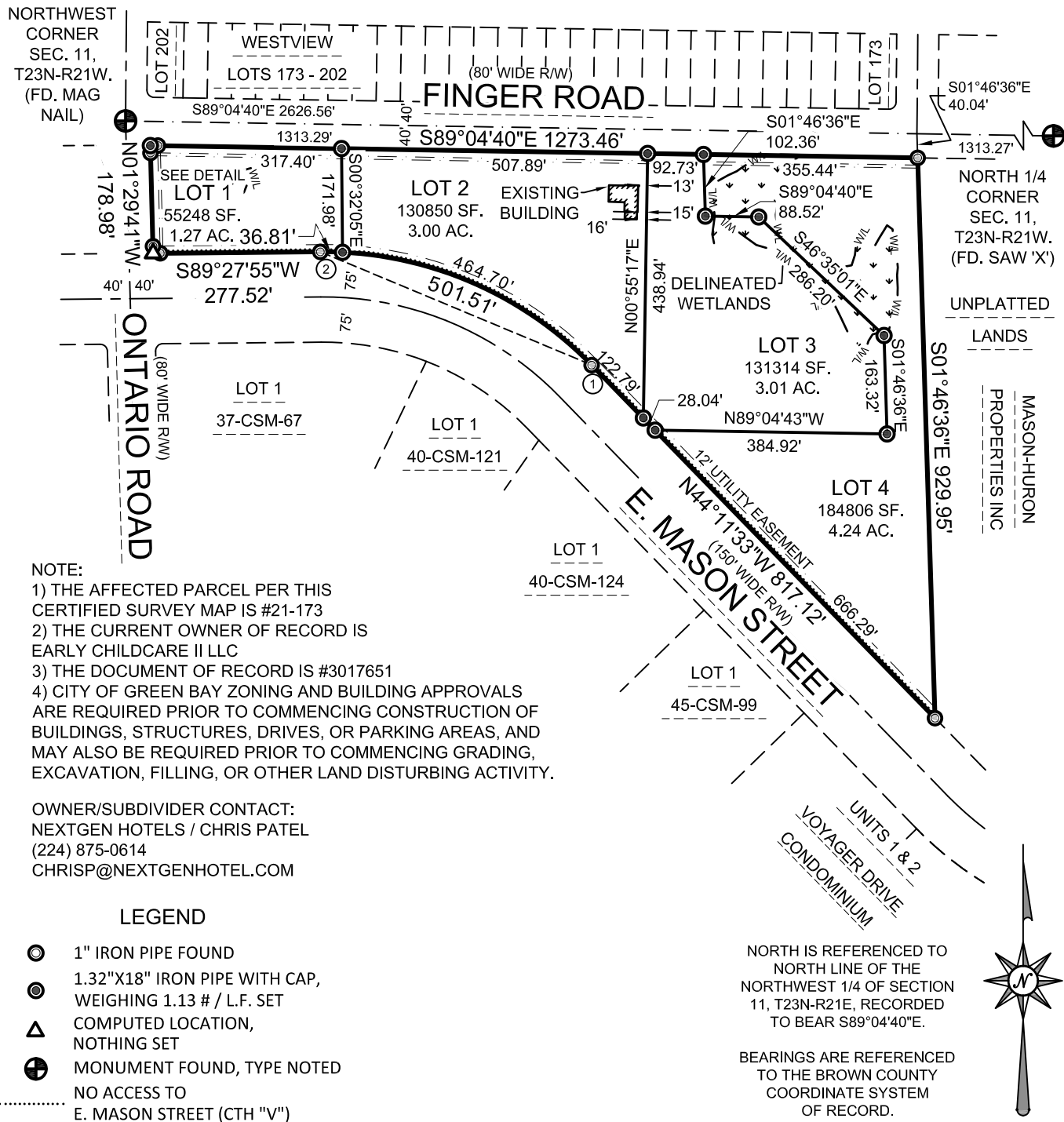
PRELIMINARY

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT IN / OUT
1-2	501.51'	620.00'	46°20'43"	N67°21'54.5"W	487.94	N44°11'33"W / S89°27'44"W
LOT 1	36.81'	620.00'	3°24'06"	S88°50'13"E	36.80	S87°08'10"E / S89°27'44"W
LOT 2	464.70'	620.00'	42°56'37"	S65°39'51.5"E	453.89	N44°11'33"W / N87°08'10"W



NOTE:
1) THE AFFECTED PARCEL PER THIS CERTIFIED SURVEY MAP IS #21-173
2) THE CURRENT OWNER OF RECORD IS EARLY CHILDCARE II LLC
3) THE DOCUMENT OF RECORD IS #3017651
4) 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 ACTIVITY.

OWNER/SUBDIVIDER CONTACT:
NEXTGEN HOTELS / CHRIS PATEL
(224) 875-0614
CHRISP@NEXTGENHOTEL.COM

LEGEND

- 1" IRON PIPE FOUND
- 1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.13 # / L.F. SET
- COMPUTED LOCATION, NOTHING SET
- MONUMENT FOUND, TYPE NOTED
- NO ACCESS TO E. MASON STREET (CTH "V")

NORTH IS REFERENCED TO NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E, RECORDED TO BEAR S89°04'40"E.

BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM OF RECORD.



MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI
54313 PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

CLIENT: NEXTGEN DAYCARE CENTER
DRAFTED BY: JSH
TAX PARCEL NO.: 21-173

SCALE:
1" = 250'

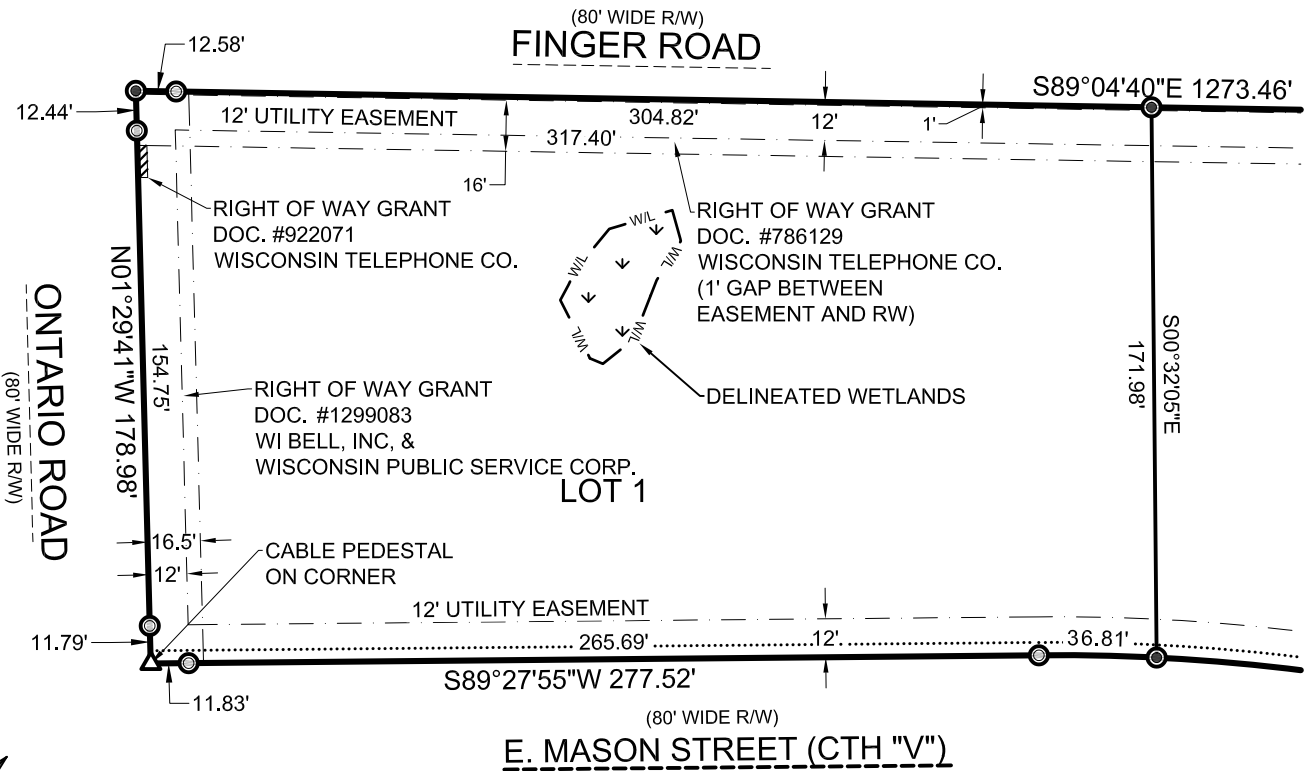
SHEET: 1 OF 3
PROJECT NO. 1649-20-23
DRAWING NO. 1775

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



DETAIL



NORTH IS REFERENCED TO NORTH LINE OF THE NORTHWEST 1/4
OF SECTION 11, T23N-R21E, RECORDED TO BEAR S89°04'40"E.

BEARINGS ARE REFERENCED TO THE BROWN COUNTY
COORDINATE SYSTEM OF RECORD.

SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND DIVIDED
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN,
MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, T23N-R21E; THENCE S89°04'40"E, 1313.29 FEET ALONG THE NORTH LINE OF
THE NORTHWEST 1/4 OF SAID SECTION; THENCE S01°46'36"E, 40.04 FEET TO THE SOUTH RIGHT OF WAY OF FINGER ROAD AND THE
POINT OF BEGINNING; THENCE CONTINUING S01°46'36"E, 929.95 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SAID SECTION 11; THENCE N44°11'33"W, 817.13 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY OF C.T.H. V
(A.K.A. EAST MASON STREET); THENCE 501.51 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 620.00 FOOT RADIUS CURVE TO
THE LEFT, WHOSE LONG CHORD BEARS N67°21'54.5"W, 487.94 FEET; THENCE S89°27'55"W, 277.52 FEET ALONG SAID RIGHT OF WAY;
THENCE N01°29'41"W, 178.98 FEET ALONG THE EAST RIGHT OF WAY OF ONTARIO ROAD; THENCE S89°04'40"E, 1273.46 FEET ALONG SAID
SOUTH RIGHT OF WAY OF FINGER ROAD TO THE POINT OF BEGINNING.

PARCEL CONTAINS 502,218 SQUARE FEET / 11.53 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE MAP THEREOF.
THAT I HAVE MADE SUCH A SURVEY 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 IN SURVEYING
AND MAPPING THE SAME.

ANDREW S. CLEVELAND
JUNE 8, 2023
REVISED SEPTEMBER 11, 2023

PLS-2787



CLIENT: NEXTGEN DAYCARE CENTER
DRAFTED BY: JSH
TAX PARCEL NO.: 21-173

SCALE:
1" = 60'

SHEET: 2 OF 3
PROJECT NO. 1649-20-23
DRAWING NO. 1775

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

EARLY CHILDCARE II LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE EASEMENTS TO BE GRANTED AND THE LAND ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED HEREON. EARLY CHILDCARE II LLC DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF GREEN BAY FOR APPROVAL OR OBJECTION IN ACCORDANCE WITH CURRENT LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF, THE SAID EARLY CHILDCARE II LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____,
ITS MEMBER, ON THIS ____ DAY OF _____, 20__.

MEMBER

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, THE ABOVE NAMED MEMBER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
COUNTY OF _____] SS

CITY OF GREEN BAY PLANNING COMMISSION
APPROVED FOR THE CITY OF GREEN BAY PLAN COMMISSION THIS ____ DAY OF _____, 20__.

CHERYL RENIER-WIGG
INTERIM DEVELOPMENT DIRECTOR

CERTIFICATE OF THE GREEN BAY CITY CLERK

AS DULY APPOINTED CITY CLERK FOR THE CITY OF GREEN BAY, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP (PARCEL #21-173) AS OF THE DATE LISTED BELOW.

CELESTINE JEFFREYS DATE
GREEN BAY CITY CLERK

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

EARLY CHILDCARE II, LLC GRANTOR, TO

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,

WISCONSIN BELL INC.. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATIONPAETEC USA TELECOM SERVICESBROWN COUNTY C-LEC, LLCUS
EXCHANGE/RVP FIBER
CHARTER TELECOMMUNICATIONS OPERATING, LLC

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.



2260 Salschelder Court Green Bay, WI
54313 PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

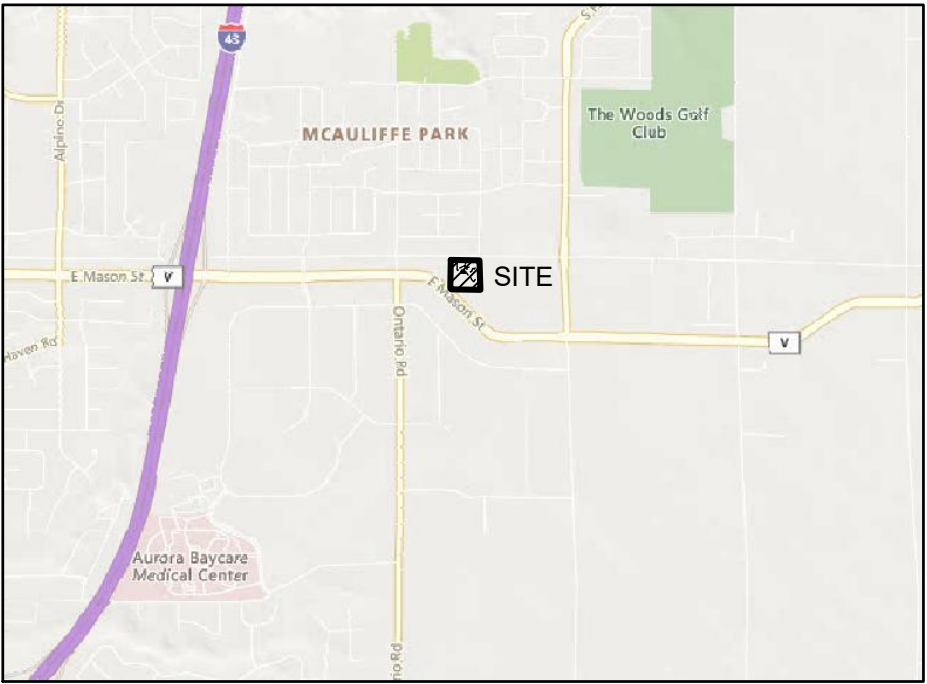
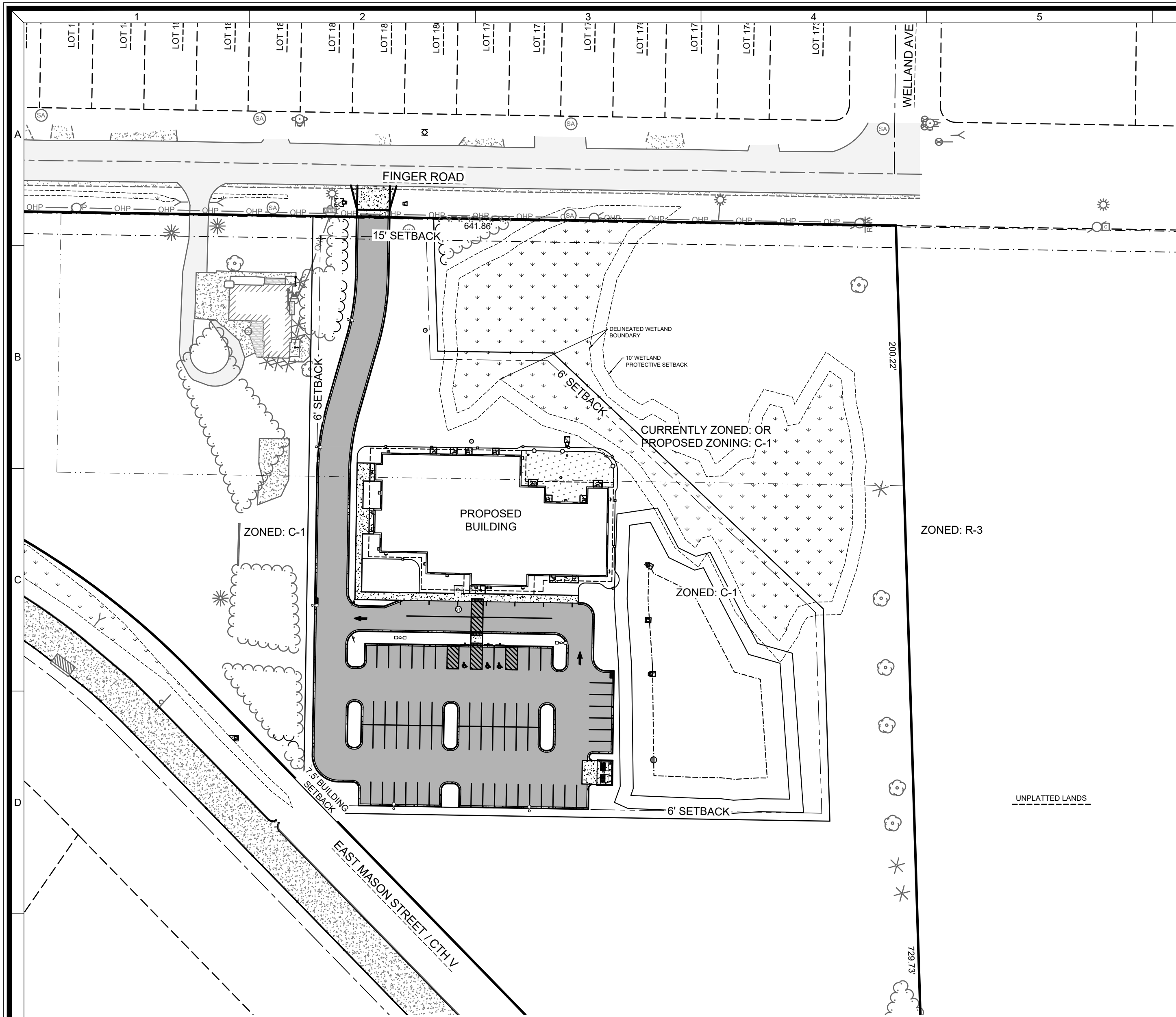
CLIENT: NEXTGEN DAYCARE CENTER

DRAFTED BY: JSH
TAX PARCEL NO.: 21-173

SCALE:

SHEET: 3 OF 3
PROJECT NO. 1649-20-23
DRAWING NO. 1775

R:\Jobs\1649-20-23 NextGEN Daycare Center\Drawings\1649-20-23 Eng.dwg 9/26/2023 3:25:05 PM



LOCATION MAP

3164 FINGER ROAD
GREEN BAY, WI 54311

NOT TO SCALE

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN - OVERALL
- C4.1 GRADING PLAN - NORTH
- C4.2 GRADING PLAN - SOUTH
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 SITE DETAILS
- C6.2 UTILITY & GRADING DETAILS
- L1.0 LANDSCAPE PLAN

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC JULY 11, 2022.
- SURVEY VERTICAL DATUM IS CITY OF GREEN BAY.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
- FOR NOTES SHOWN THUS, "C1", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.
- THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO THE START OF ANY CITY STREET OR SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT JENNIFER MCCARTNEY - PH:(920)-448-3100.

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3
WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS
AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE
MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



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NEXTGEN HOTELS

DAYCARE CENTER

COVER SHEET

REVISION DESCRIPTION

DATE: SEPT 26, 2023

DRAFTED BY: RPH

CHECKED BY:

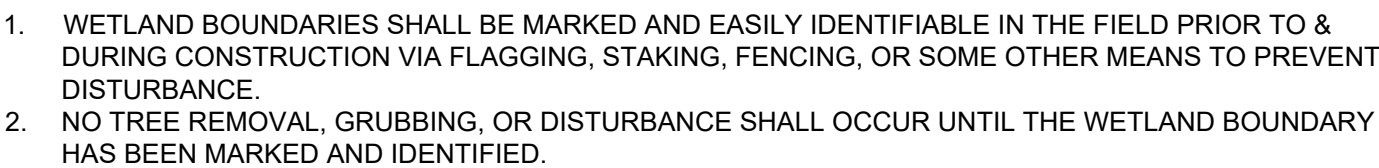
PROJECT NO.: 1649-20-23

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NUMBER

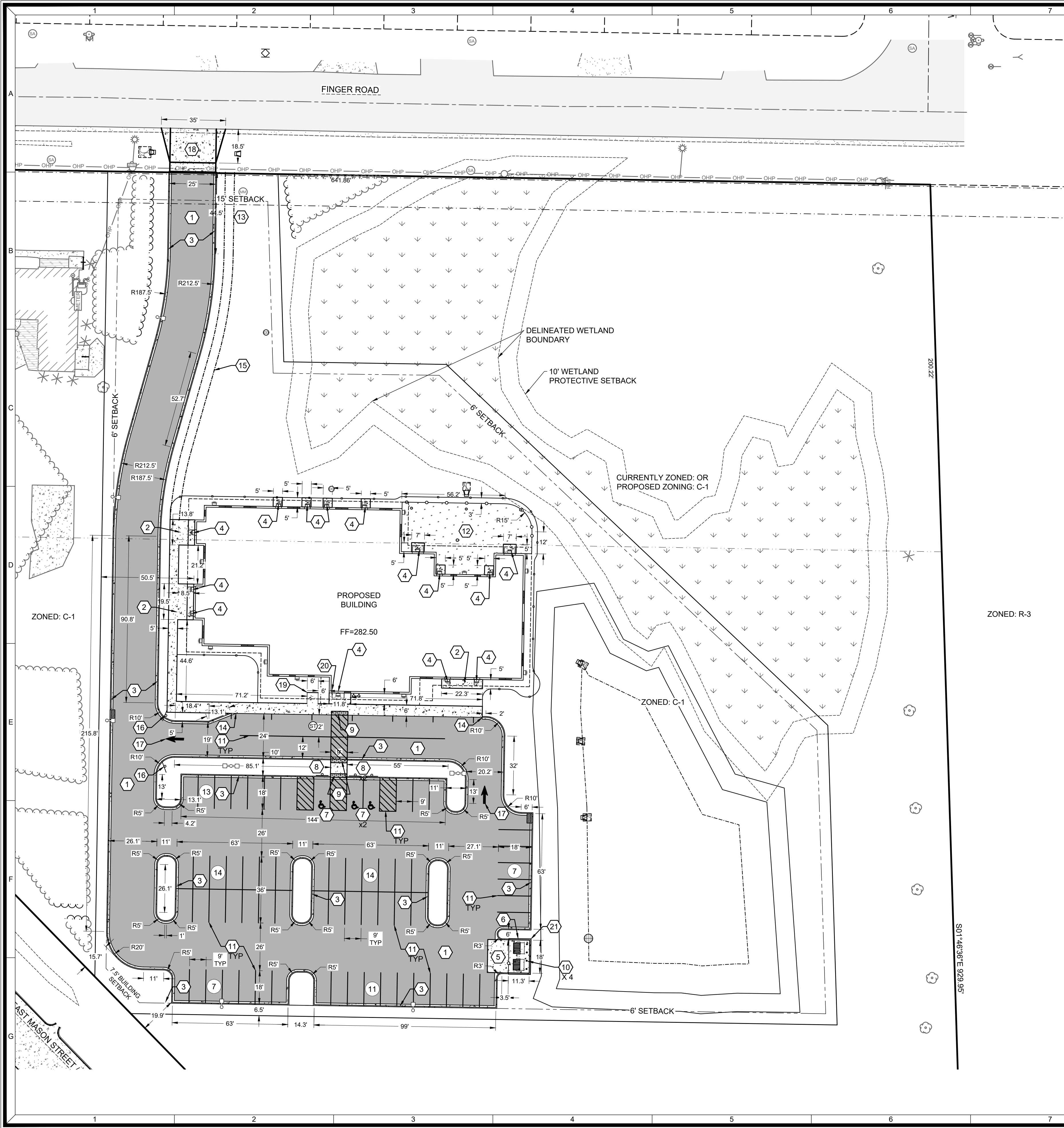
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OF 1



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OWNER

EARLY CHILDCARE II LLC
550 E DEVON AVE
SUITE 110
ITASCA, IL 60143

SHEET KEY NOTES:

- 1 STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- 3 CONCRETE CURB & GUTTER; SEE DETAIL C SHEET C6.0
- 4 STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- 5 DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- 6 DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- 7 ADA HANDICAP STALL, SYMBOL; SEE DETAIL E SHEET C6.0
- 8 ADA HANDICAP SIGN; SEE DETAIL F SHEET C6.0
- 9 ADA HANDICAP WARNING PLATE; SEE DETAIL G SHEET C6.0
- 10 BOLLARD; SEE DETAIL H SHEET C6.0
- 11 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 12 ARTIFICIAL TURF; SEE DETAIL I SHEET C6.0
- 13 MONUMENT SIGN, APPROXIMATE LOCATION (FUTURE)
- 14 THICKENED EDGE CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- 15 FUTURE SIDEWALK; SEE DETAIL B SHEET C6.0
- 16 "DO NOT ENTER" SIGN; SEE DETAIL J SHEET C6.0
- 17 DIRECTIONAL ARROW; SEE DETAIL K SHEET C6.0
- 18 DRIVEWAY AND APRON WITHIN RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GREEN BAY STANDARD SPECIFICATIONS; SEE DETAIL A SHEET C6.1
- 19 4-STALL BICYCLE PARKING; REFER TO ARCHITECTURAL DRAWINGS
- 20 INSTALL KNOX BOX FOR GBMFD USE; REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS
- 21 REFUSE ENCLOSURE; SEE DETAILS B, C, & D SHEET C6.1

SITE STATISTICS

PARCEL ADDRESS: 3164 FINGER ROAD
PARCEL NUMBER: 21-173
PARCEL SIZE: 131,314 SF (3.01 AC)
ZONING: OR- OFFICE RESIDENTIAL & C-1 - GENERAL COMMERCIAL

EXISTING SITE
GREEN SPACE: 131,282 SF (100.0%)
IMPERVIOUS AREA
BUILDING: 0.0 SF (0.0%)
PAVEMENT: 32 SF (0.0%)
TOTAL IMPERVIOUS: 32 SF (0.0%)

PROPOSED SITE
TOTAL DISTURBED AREA: 115,307 SF (2.65 AC)
GREEN SPACE REQUIRED: 20% (26,263 SF)
GREEN SPACE PROVIDED: 61,427 SF (46.8%)
IMPERVIOUS AREA
BUILDING: 14,227 SF (10.8%)
PAVEMENT: 55,660 SF (42.4%)
TOTAL IMPERVIOUS: 69,887 SF (53.2%)

PARKING PROVIDED
INTERIOR GS REQUIRED: 10% x 32,142 SF = 3,214 SF
INTERIOR GS PROVIDED: 3,228 SF (10.0%)
PARKING SPACES REQ'D/CALCS: 2 SPACES / 3 EMPLOYEES + 1 SPACE / 7 STUDENTS
40 STAFF / 3 X 2 STALLS = 27 STALLS
250 STUDENTS / 7 = 36 STALLS
27 STALLS + 36 STALLS = 63 STALLS

PARKING SPACES PROVIDED: 66 STALLS, INCLUDES 3 ADA HANDICAP



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NEXTGEN HOTELS

DAYCARE CENTER

SITE PLAN

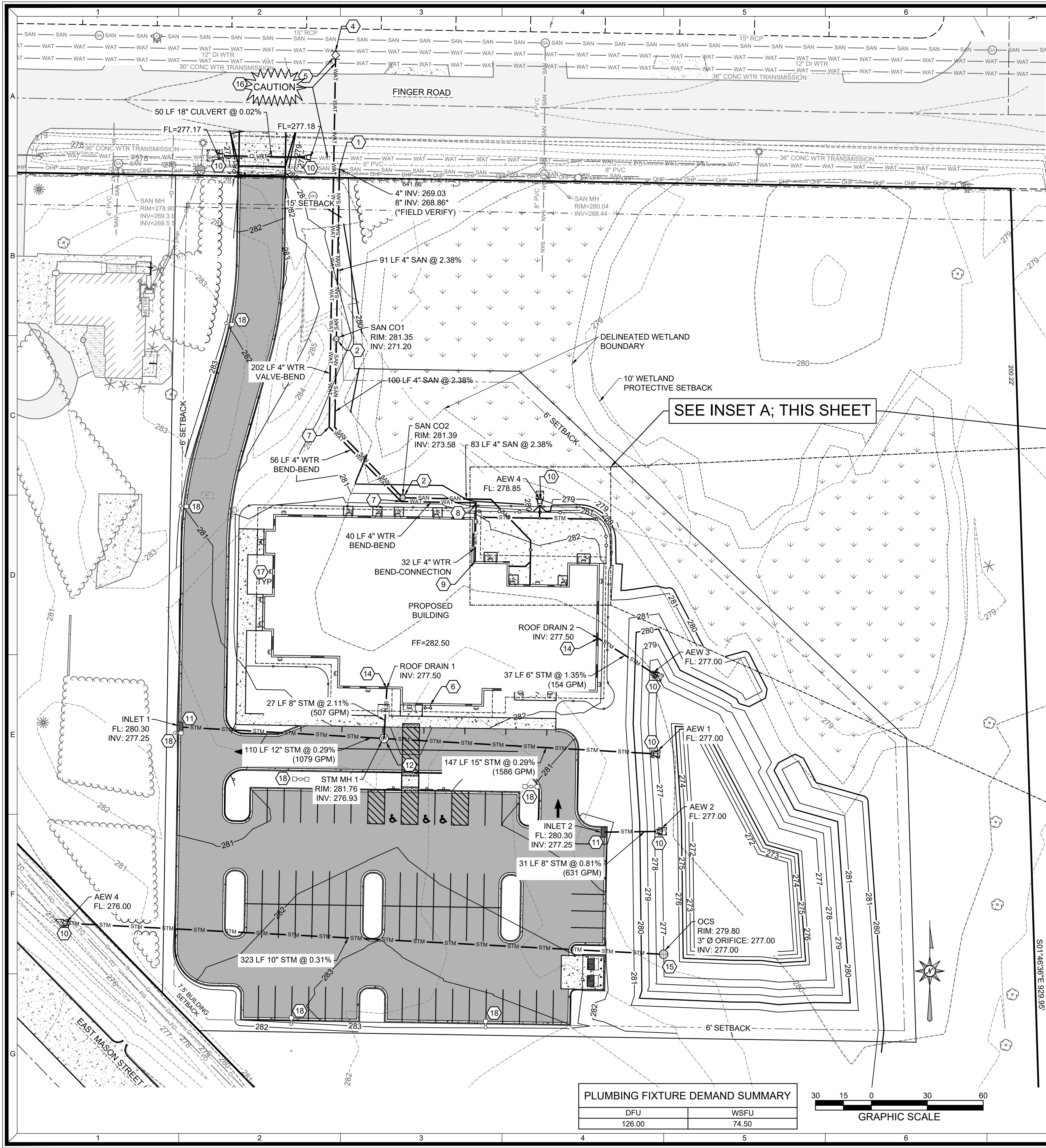
REVISION DESCRIPTION	
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DATE: SEPT 26, 2023	
DRAFTED BY: RPH	
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PROJECT NO.: 1649-20-23	
DRAWING NUMBER	
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OF 1

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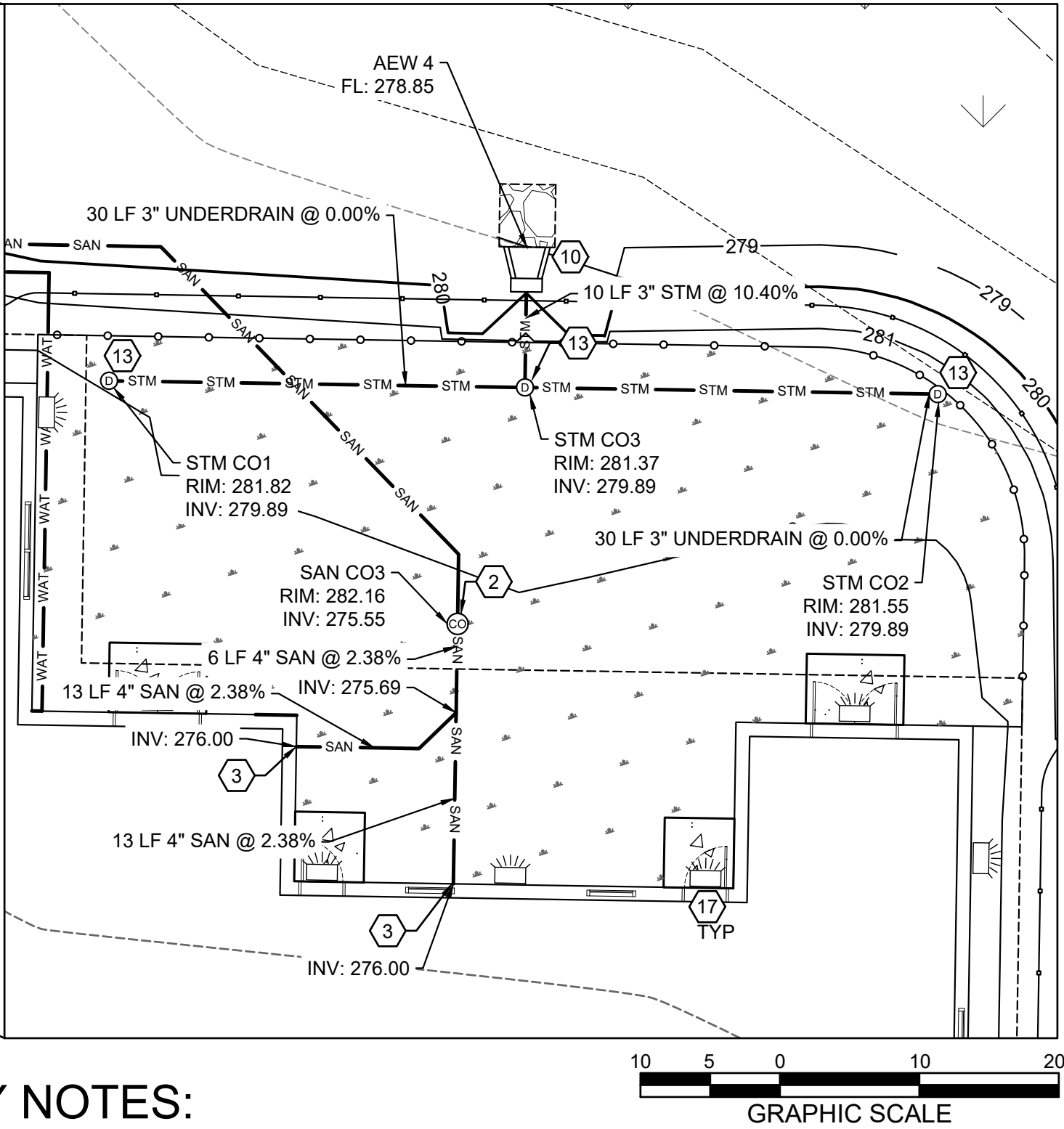
PLUMBING FIXTURE DEMAND SUMMARY	
DFU	WSFU
126.00	74.50



SHEET KEY NOTES:

- CONNECT TO EXISTING SANITARY SEWER WITH FLEXIBLE WATERTIGHT CONNECTION (INSERTA-TEE OR APPROVED EQUAL); FIELD VERIFY INVERT
- SANITARY CLEANOUT; SEE DETAIL A SHEET C6.2, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- COORDINATE SANITARY SEWER CONNECTION TO BUILDING WITH BUILDING PLUMBER
- CONNECT TO EXISTING WATERMAIN - COORDINATE WATER MAIN TAP WITH GREEN BAY WATER UTILITY
- 4" VALVE - COORDINATE WATER MAIN TAP WITH GREEN BAY WATER UTILITY; REFER TO DETAIL B SHEET C6.2
- STORZ FDC; REFER TO PLUMBING PLANS
- 4" - 45° WATER MAIN BEND
- 4" - 90° WATER MAIN BEND
- COORDINATE WATER SERVICE CONNECTION TO BUILDING WITH BUILDING PLUMBER
- APRON END WALL
- STORM INLET - 2'X3'; SEE DETAIL C SHEET C6.2
- STORM MANHOLE - 3' DIAMETER; SEE DETAIL D SHEET C6.2
- STORM CLEANOUT; SEE DETAIL A SHEET C6.2
- COORDINATE ROOF DRAIN CONNECTION TO BUILDING WITH BUILDING PLUMBER
- STORM OUTLET STRUCTURE; SEE DETAIL E SHEET C6.2
- CAUTION: 36" GBWU TRANSMISSION MAIN.** GBWU SHALL BE CONTACTED TO PROVIDE STAND-BY SERVICES PRIOR TO EXCAVATION.
- WALL LIGHT; REFER TO ELECTRICAL DRAWINGS
- LIGHT POLE; REFER TO ELECTRICAL DRAWINGS

INSET A



UTILITY NOTES:

- SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- WATER SERVICE SHALL BE C900 PVC. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
- ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
- STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40 UNLESS OTHERWISE NOTED.
- NOTIFY THE CITY OF GREEN BAY WATER DEPARTMENT THREE (3) WORKING DAYS BEFORE THE START OF ANY WATER MAIN CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT BRIAN POWELL AT 920-448-3480.
- CONNECTIONS TO MUNICIPAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY'S RESPECTIVE STANDARD SPECIFICATIONS.
- WATER MAIN AND WATER TRANSMISSION LINES ARE SHOW BASED ON RECORD PLANS PROVIDED BY THE CITY OF GREEN BAY.
- THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO THE START OF ANY CITY STREET OR SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT JENNIFER MCCARTNEY - PH:(920)-448-3100.

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NEXTGEN HOTELS

DAYCARE CENTER

UTILITY PLAN

DATE: SEPT 26, 2023

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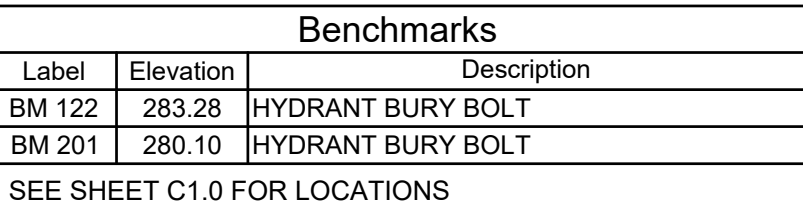
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NEXTGEN HOTELS

DAYCARE CENTER

GRADING PLAN - SOUTH

REVISION DESCRIPTION

ON

DATE: SEPT 26, 2023

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PROJECT NO.: 1649-20-23

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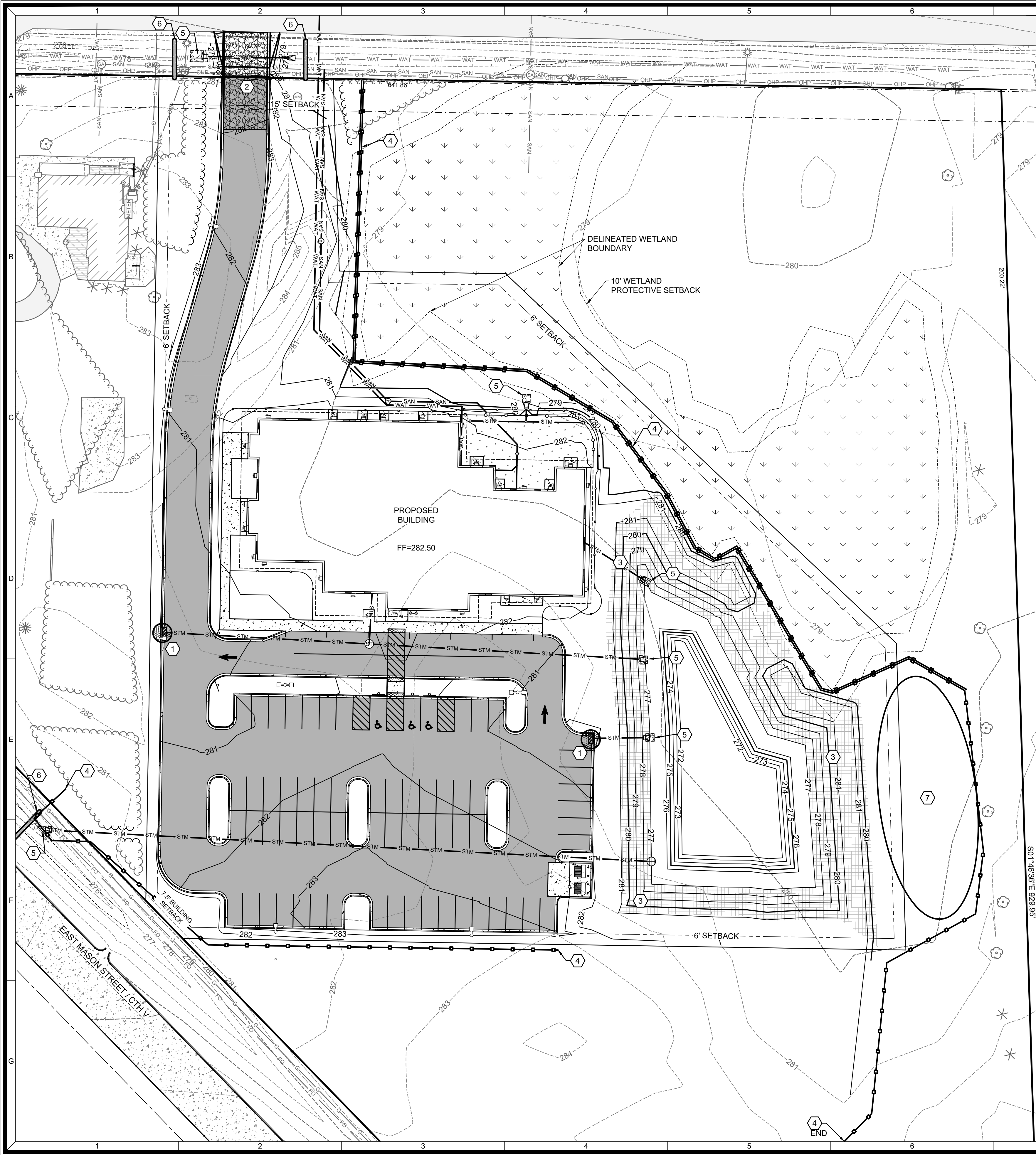
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SHEET KEY NOTES:

- 1 INLET PROTECTION; SEE DETAIL A SHEET C5.1
- 2 STONE TRACKING PAD; SEE DETAIL B SHEET C5.1
- 3 CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL C SHEET C5.1
- 4 SILT FENCE; SEE DETAIL D SHEET C5.1
- 5 ENERGY DISSIPATOR; SEE DETAIL E SHEET C5.1
- 6 SEDIMENT LOG; SEE DETAIL F SHEET C5.1
- 7 TEMPORARY STOCKPILE

PLANNED EROSION CONTROL PRACTICES:

1. SILT FENCE (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. INLET PROTECTION (TECH STANDARD 1060)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. DUST CONTROL (TECH STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. STOCKPILED TOPSOIL/TEMPORARY FILL PILES
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. TEMPORARY CONSTRUCTION ENTRANCE/EXIT (TECH. STANDARD 1057)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. EROSION CONTROL MATS (TECH. STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. DEWATERING (TECH STANDARD 1061)
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF ½ FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEP OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.
10. WEEKLY EROSION CONTROL AND PRECIPITATION EVENT INSPECTION LOGS SHALL BE SENT TO EROSIONCONTROL@GREENBAYWI.GOV

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

ANTICIPATED CONSTRUCTION SEQUENCE:

OVERALL ANTICIPATED DURATION: SEPTEMBER 2023 - JULY 2024

- SEPTEMBER 2023:
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 - STRIP TOPSOIL WITHIN GRADING LIMITS
 - ROUGH GRADE SITE
 - CONSTRUCT POND
 - CONSTRUCT BUILDING
 - INSTALL SITE UTILITIES
 - INSTALL BASE COURSE
 - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- OCTOBER 2023
- INSTALL PAVEMENT
- MAY 2024:
- RE-SEED ANY UN-VEGETATED AREAS
- JULY 2024:
- REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION



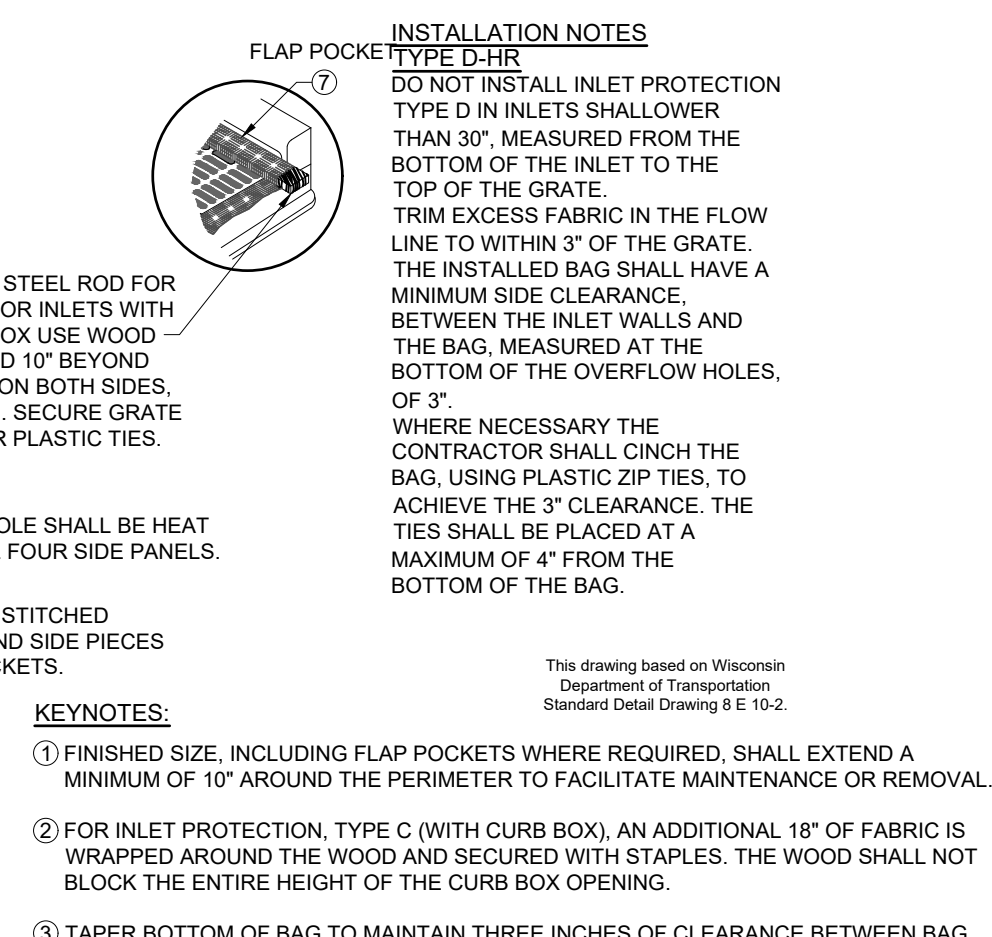
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EROSION CONTROL PLAN

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PLAN

STRAW BALES, SANDBAGS, OR CONTINUOUS BERM OF EQUIVALENT HEIGHT

SPILLWAY

FLOW

SUPPLY WATER TO WASH WHEELS IF NECESSARY

STONE (PER TABLE 1) MIN. 12" THICK

CULVERT (If Required)

DIVERSION RIDGE

50' MIN.

FULL WIDTH OF ACCESS

SECTION A - A

DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%

2% OR GREATER

ROADWAY

FILTER FABRIC (WDOT Type "R")

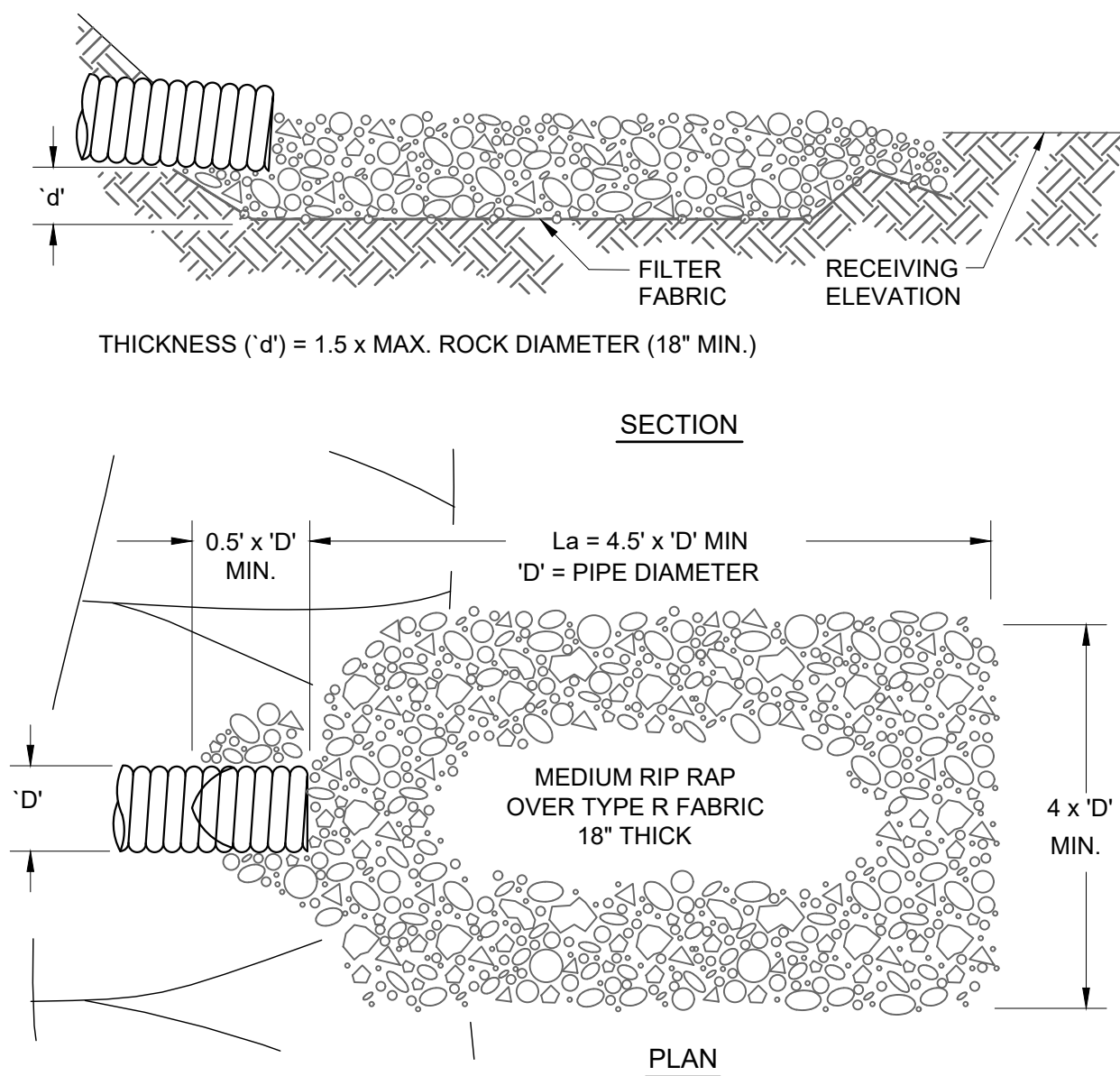
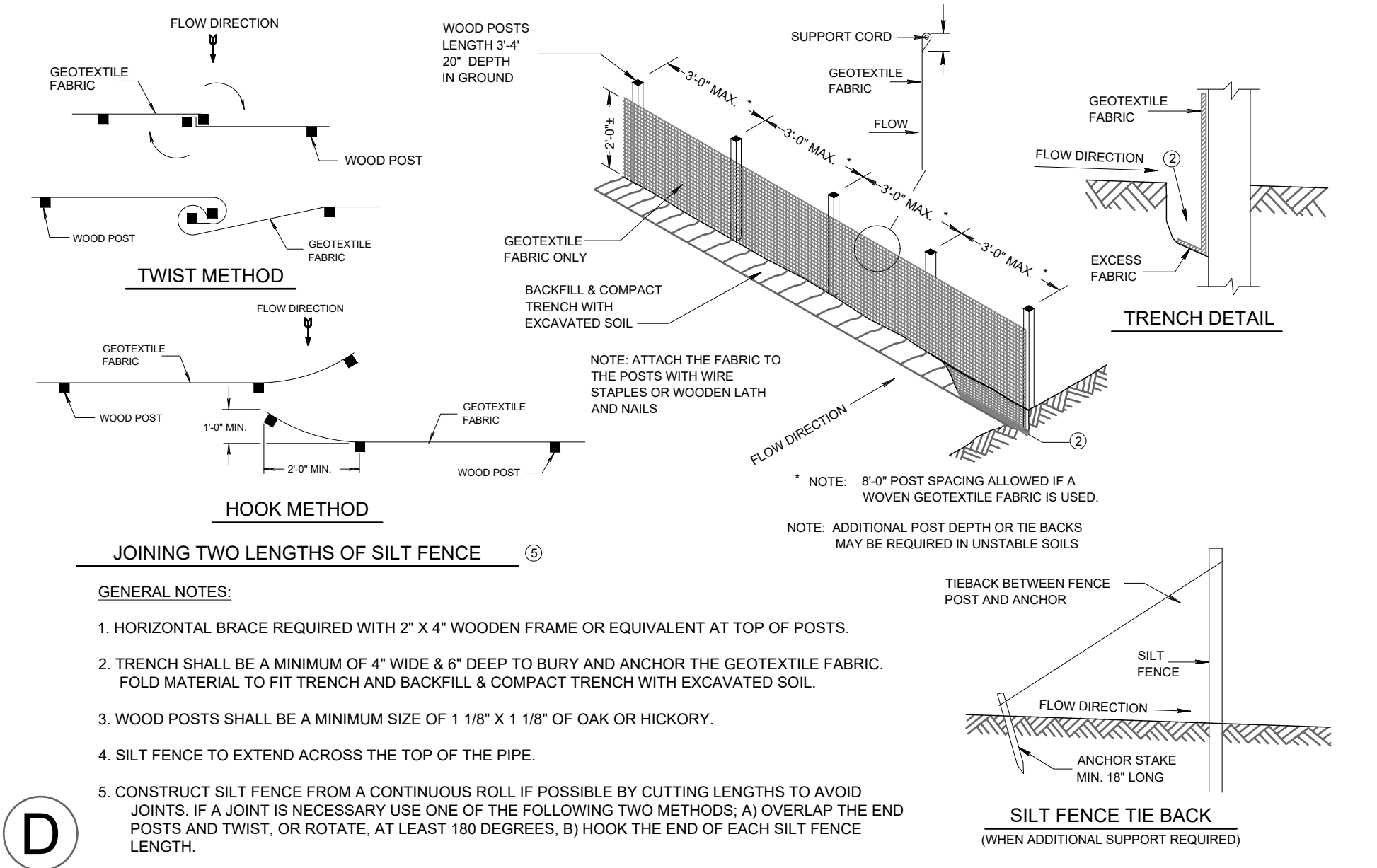
CULVERT (12" MIN. COVER)

NOTES:

1. TRACKING PAD SHALL BE FULL WIDTH OF THE ACCESS POINT UNLESS EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE WITH A MINIMUM 12 FOOT WIDTH.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
5. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

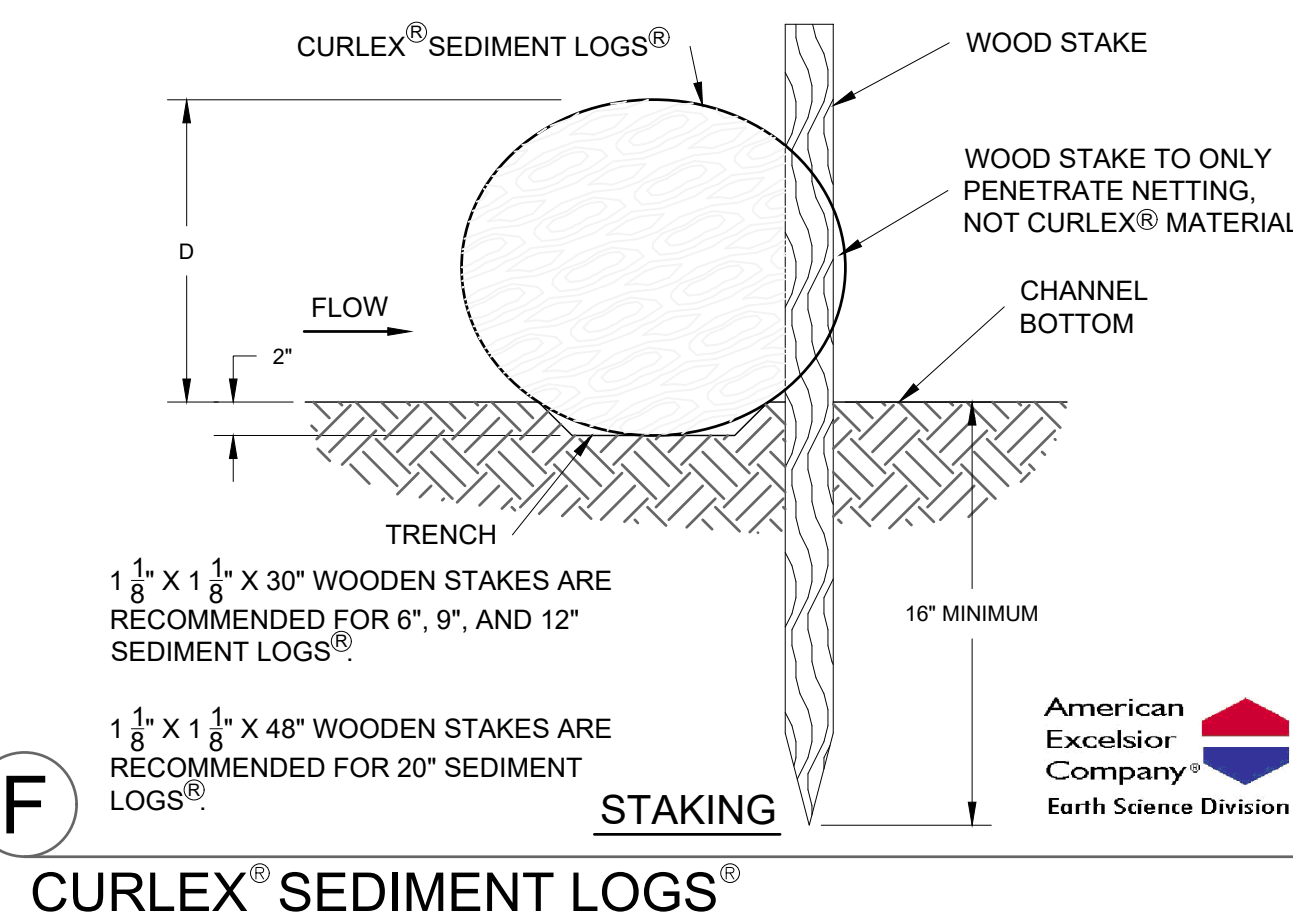
- INLET PROTECTION TYPES:**
1. ALL INLETS IN PUBLIC RIGHTS OF WAY SHALL RECEIVE INLET PROTECTION TYPE D-HR AS DETAILED ON SHEET C5.1.
 2. INLETS ON PRIVATE PROPERTY SHALL RECEIVE INLET PROTECTION TYPE B OR C (DEPENDANT ON CASTING TYPE), FOR INLETS IN PAVED AREAS, AND INLET PROTECTION TYPE A IN UN-PAVED AREAS

STONE TRACKING PAD

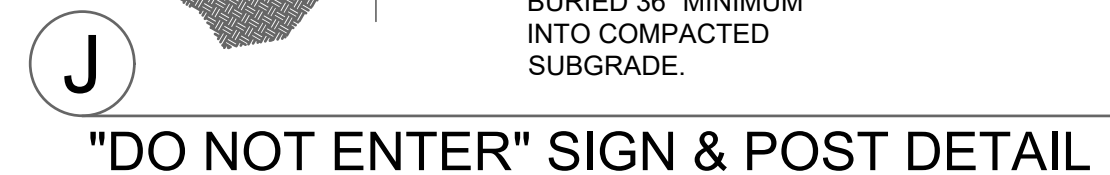
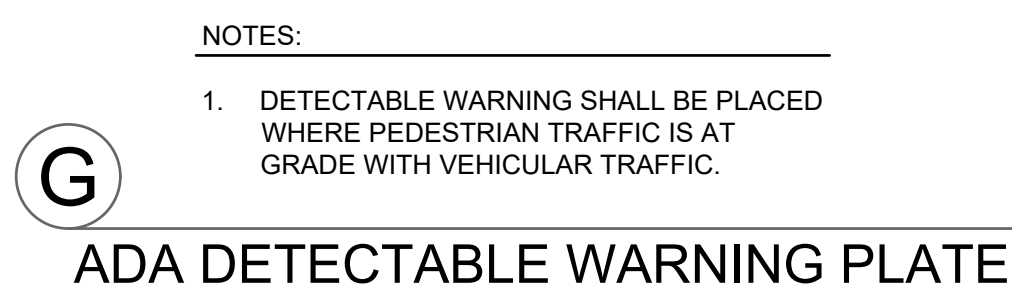
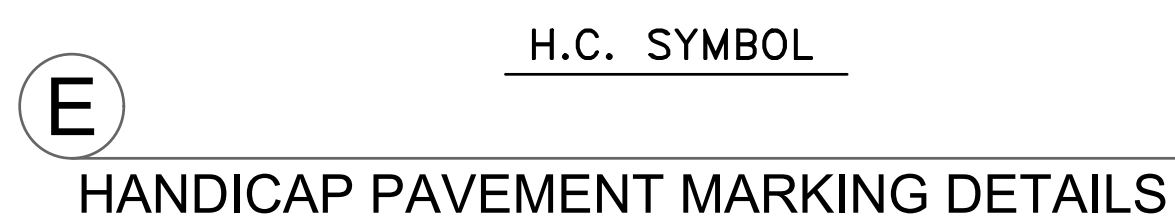
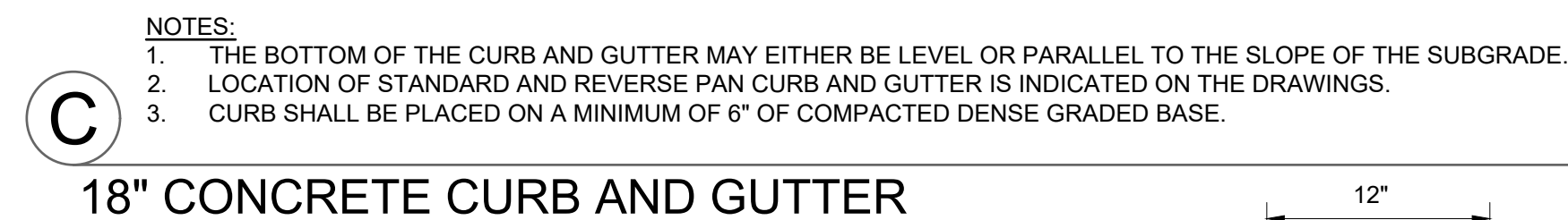
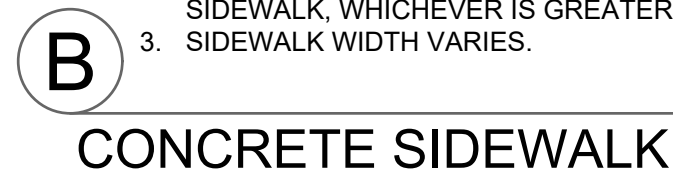


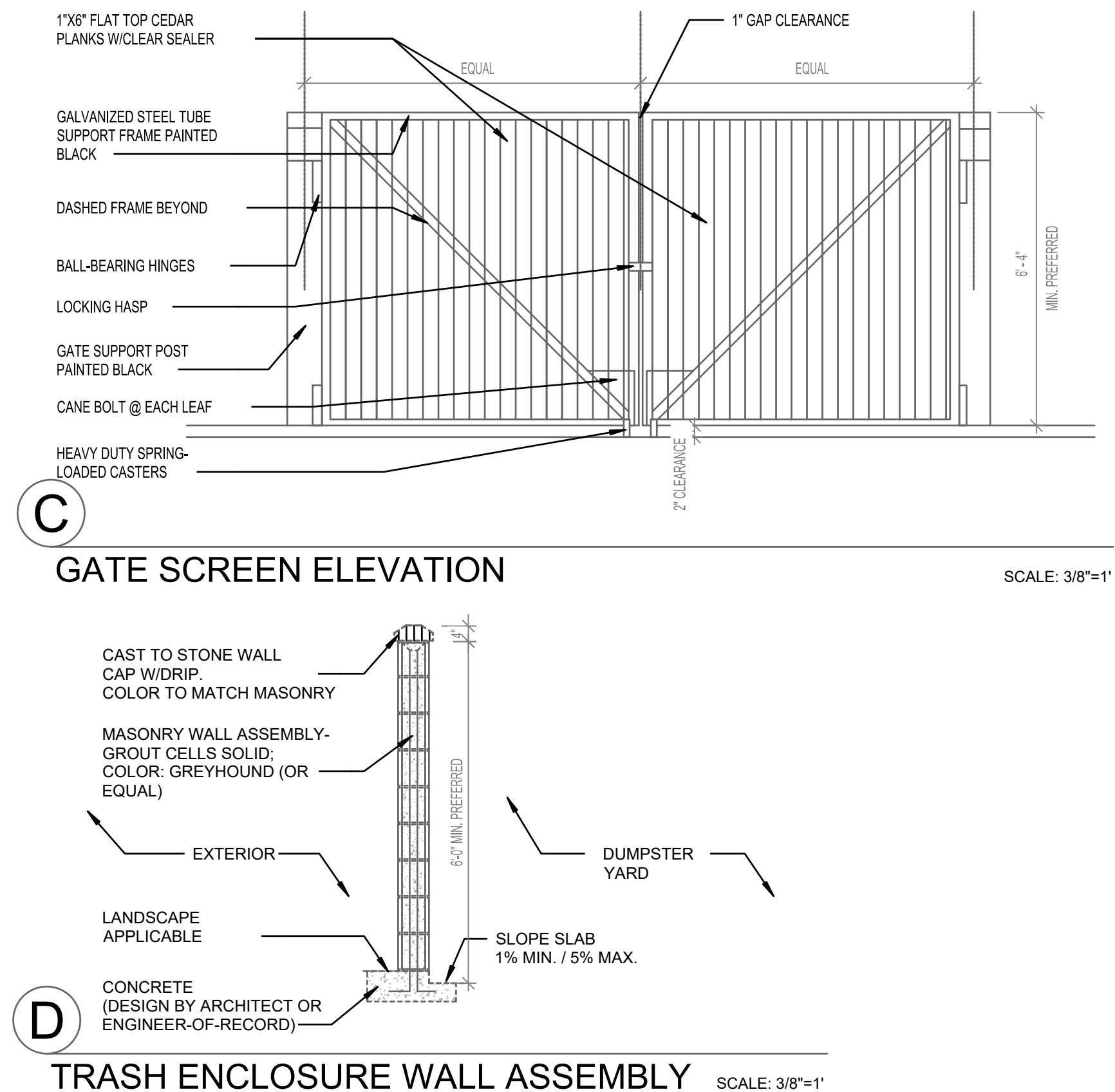
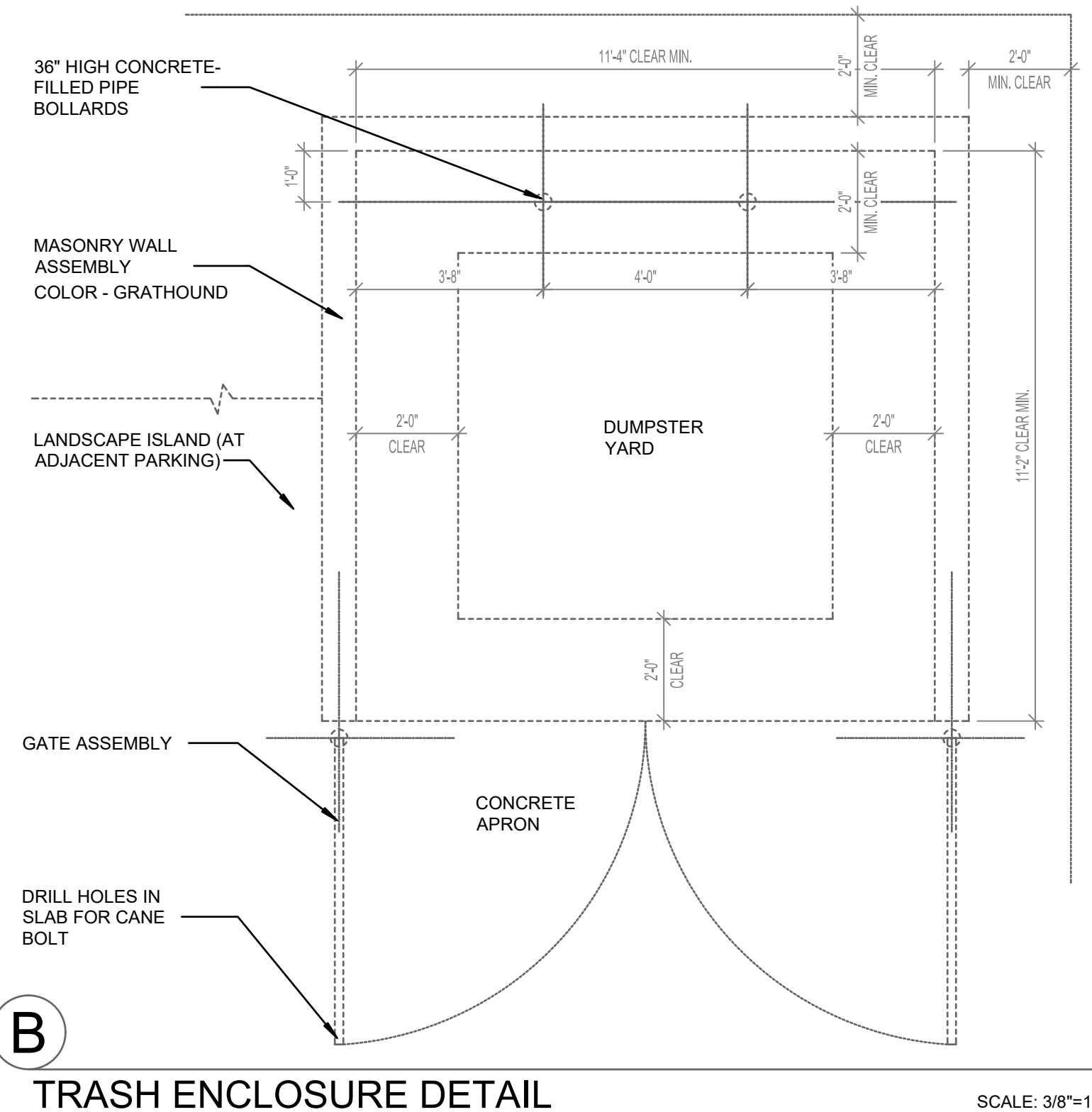
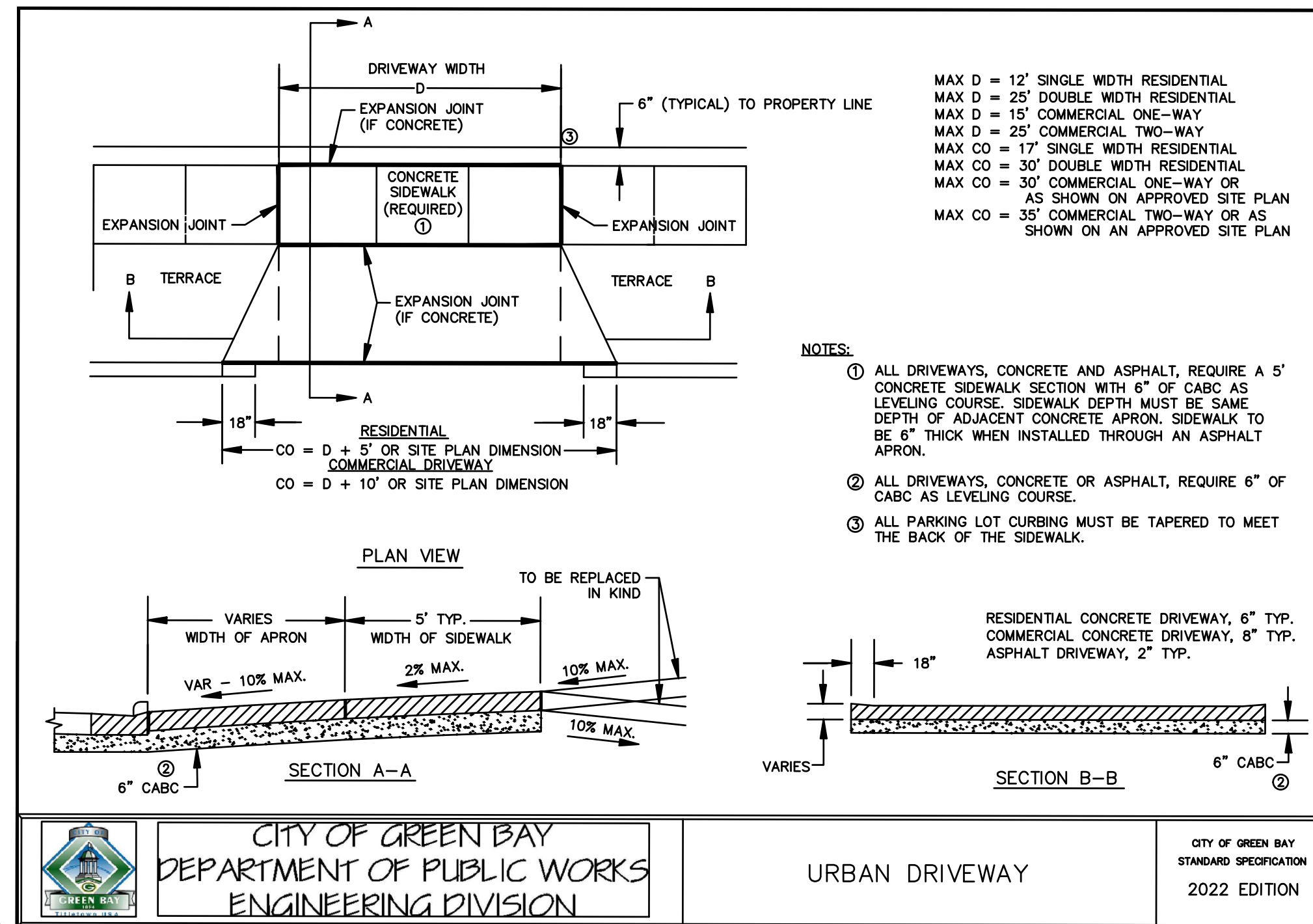
- NOTES:
1. 'La' = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
 2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT
 3. FILTER MATERIAL SHALL BE WDOT TYPE HR FILTER FABRIC

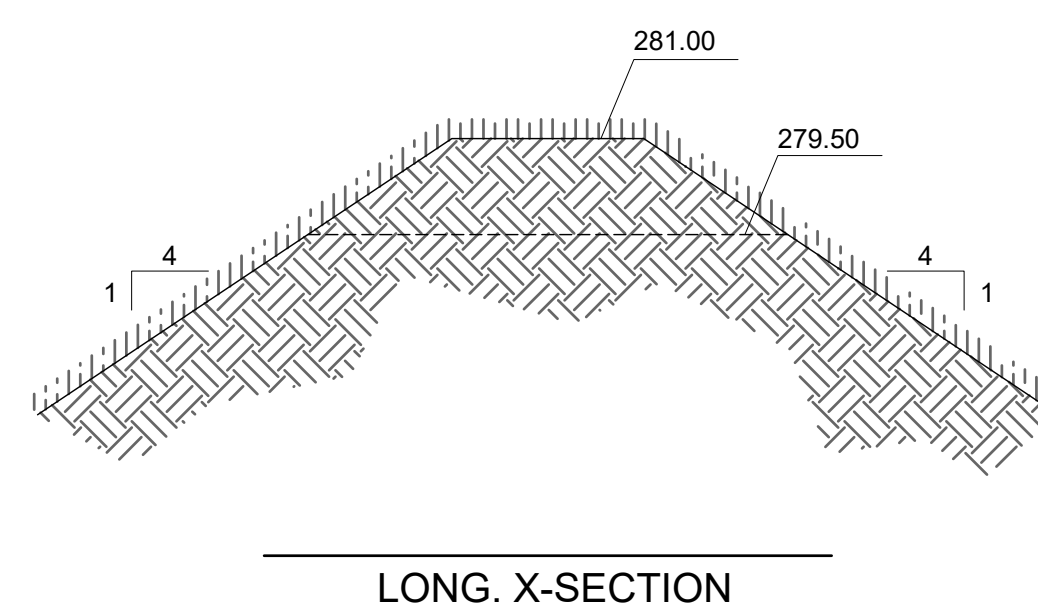
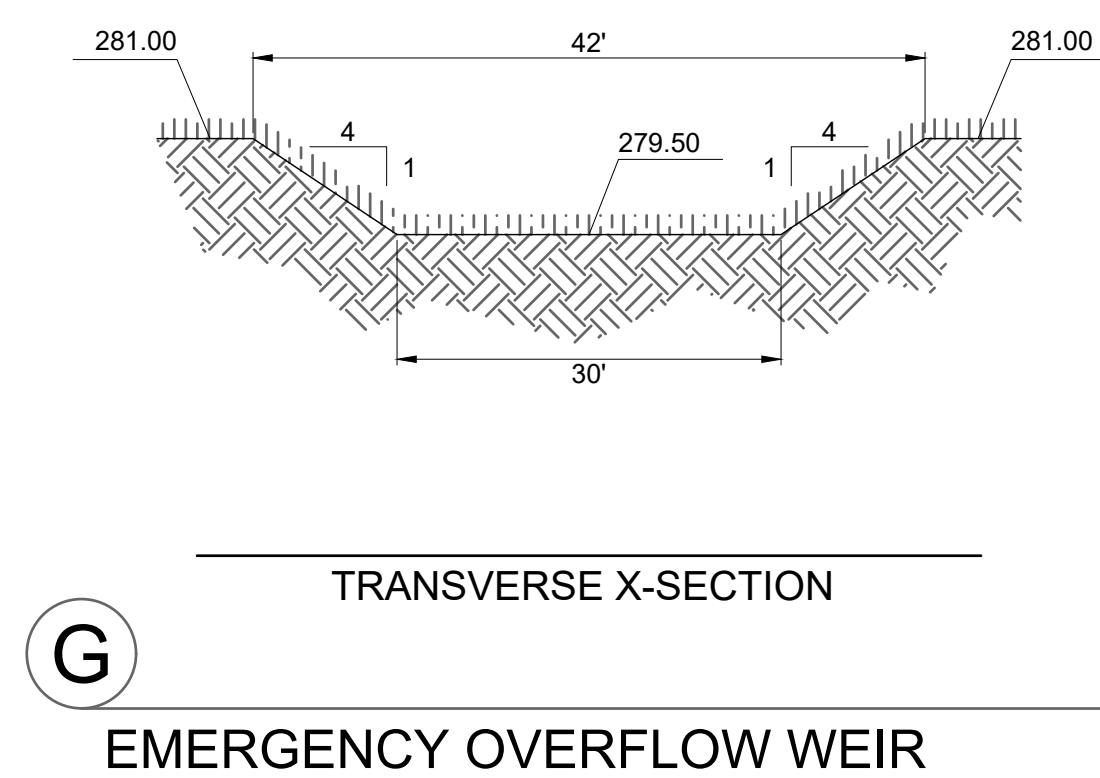
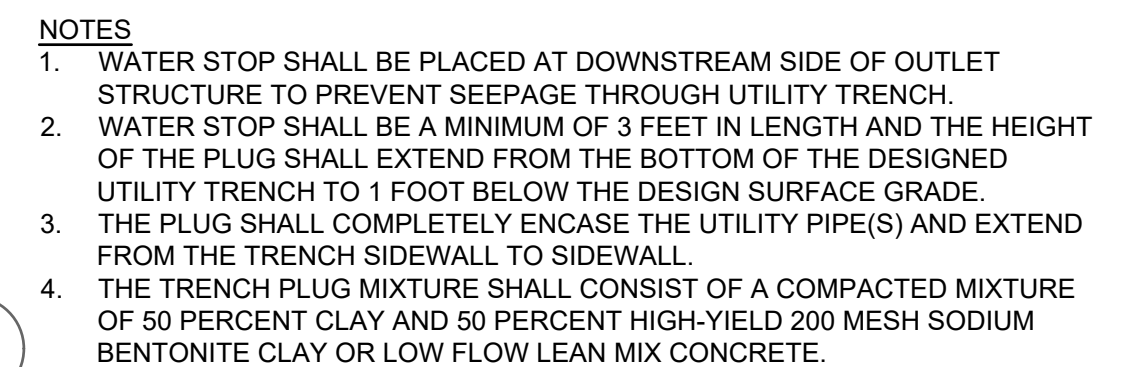
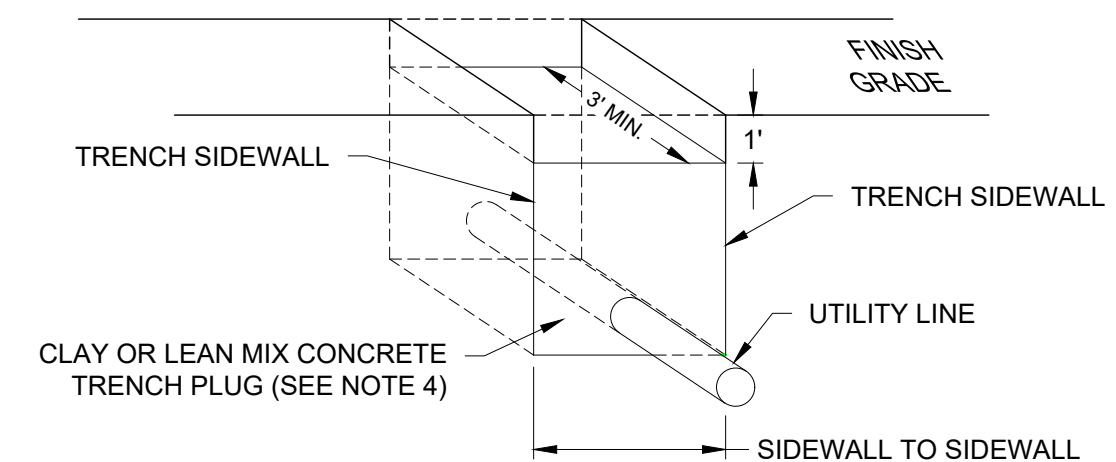
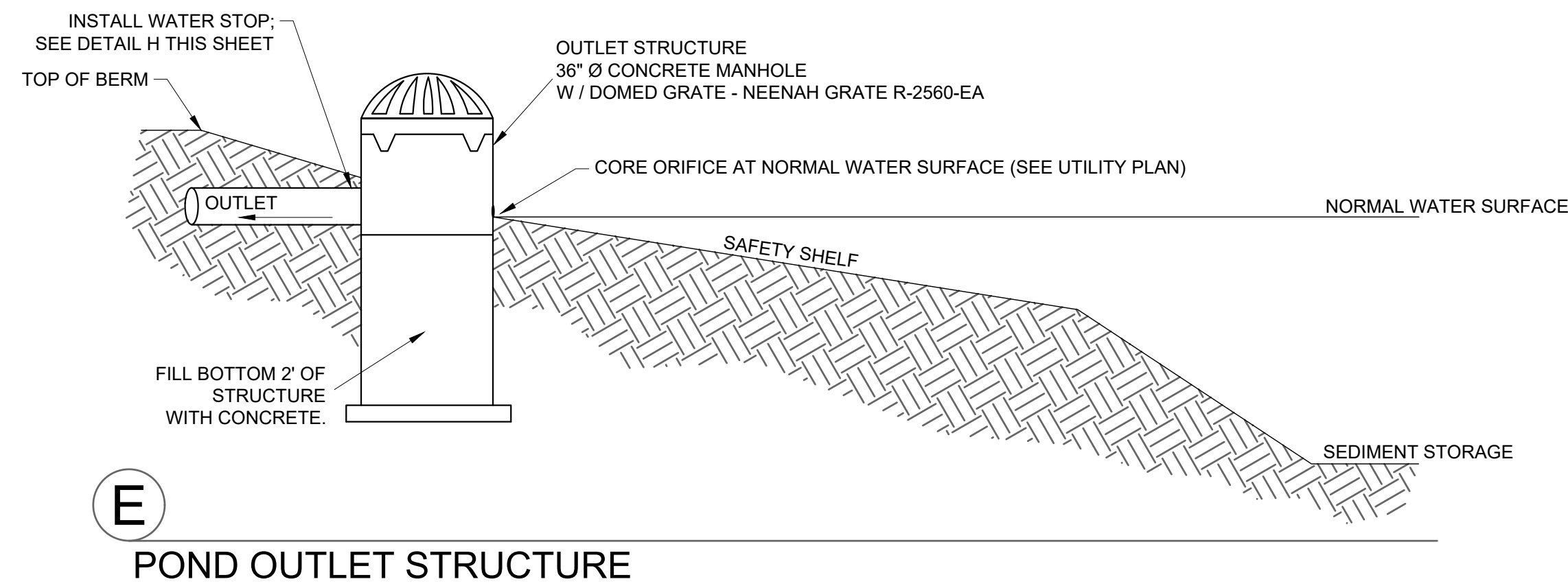
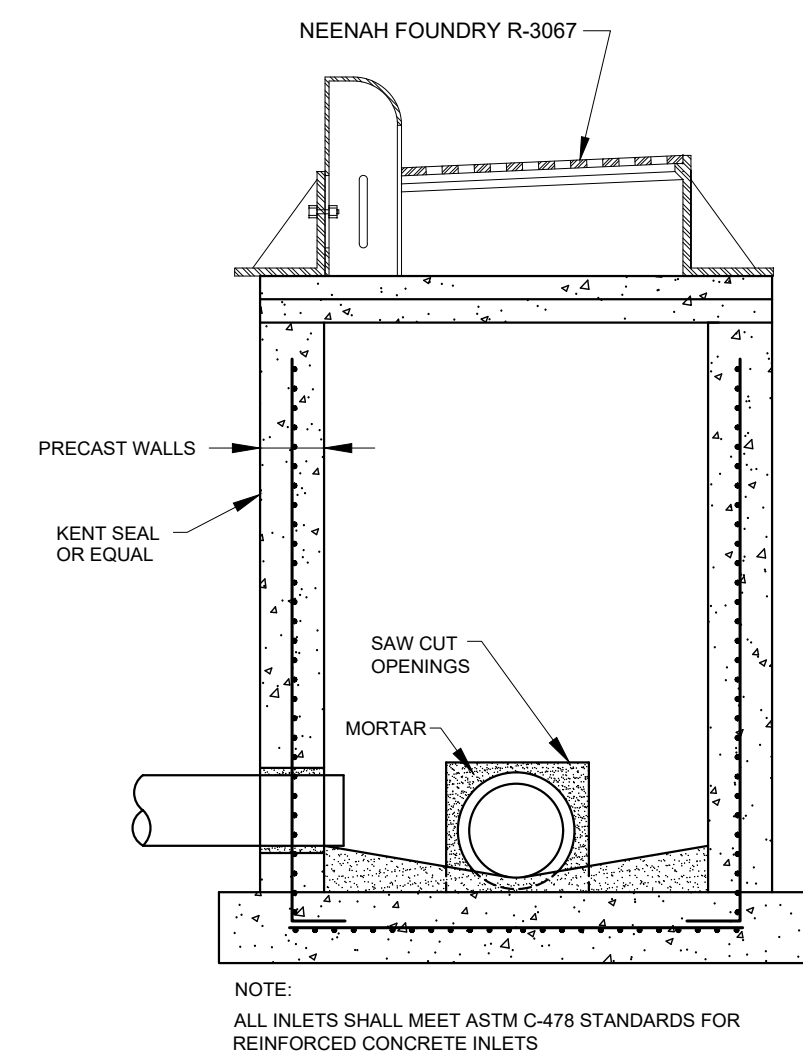
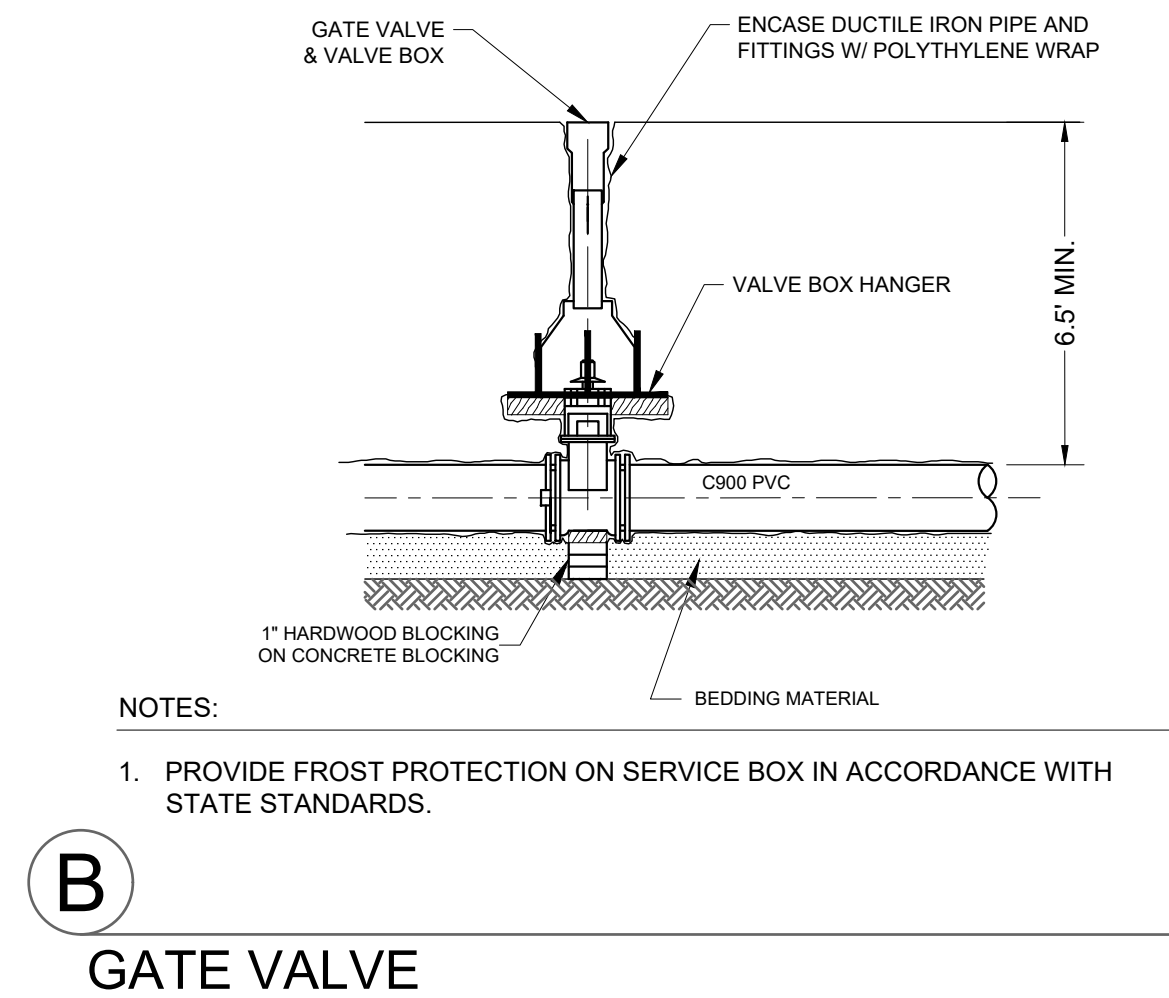
EROSION CONTROL MAT FOR SLOPE INSTALLATION



ENERGY DISSIPATOR







- MACH**^{IV}
ENGINEERING • SURVEYING • ENVIRONMENTAL
- 2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com

NEXIGEN HOELS

DAYCARE CENTER

UTILITY & GRADING DETAILS

REVISION DESCRIPTION

ON.

DATE: SEPT 26, 2023

DRAFTED BY: RPH

CHECKED BY:

PROJECT NO.: 1649-20-23

DRAWING
NUMBER

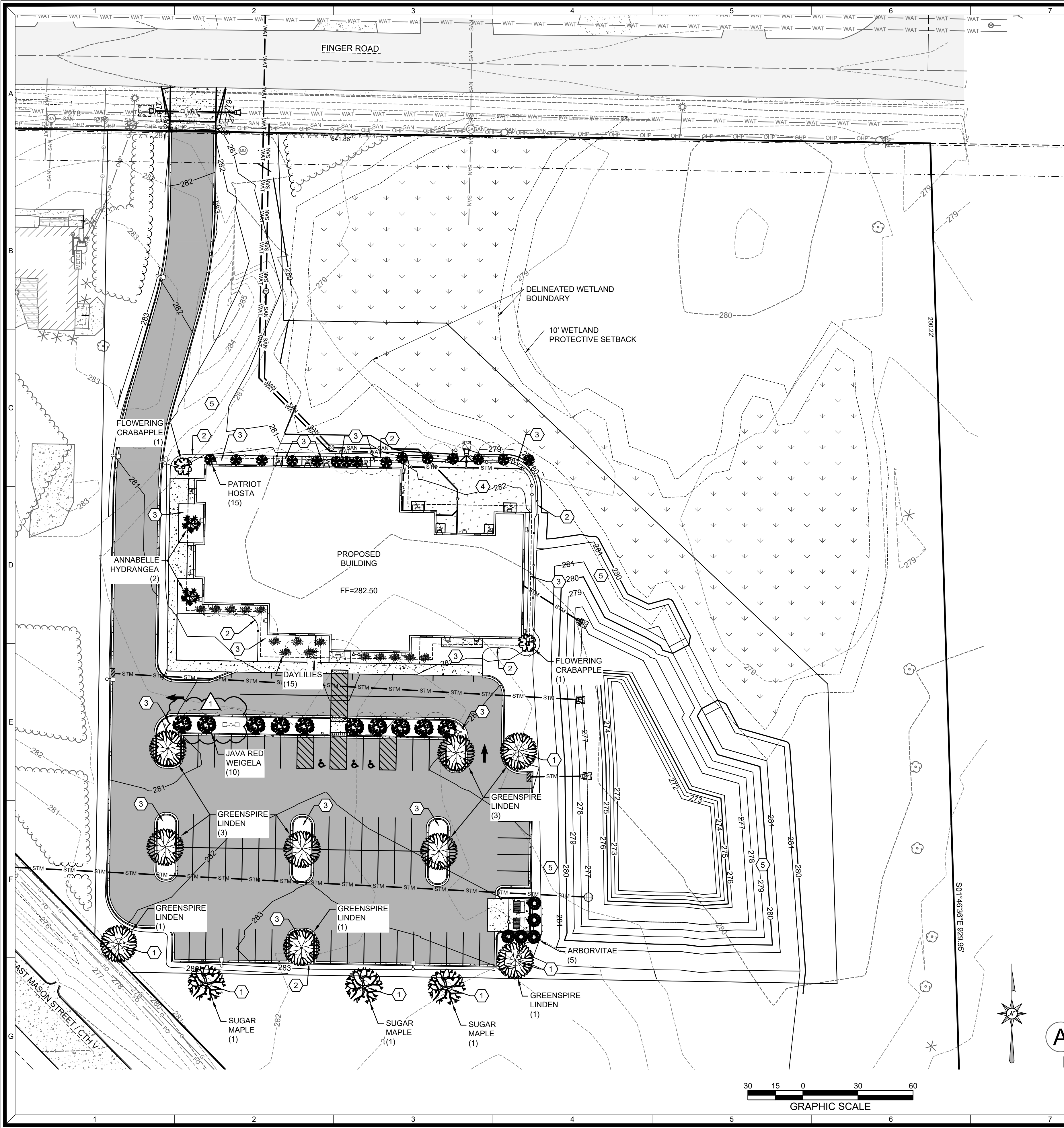
SHEET NUMBER

C6.2

F 1

ISSUED FOR BID

R:\Jobs\1649-20-23 NextGen Daycare Center\Drawings\1649-20-23 Eng.dwg 9/26/2023 3:26:26 PM



SHEET KEY NOTES:

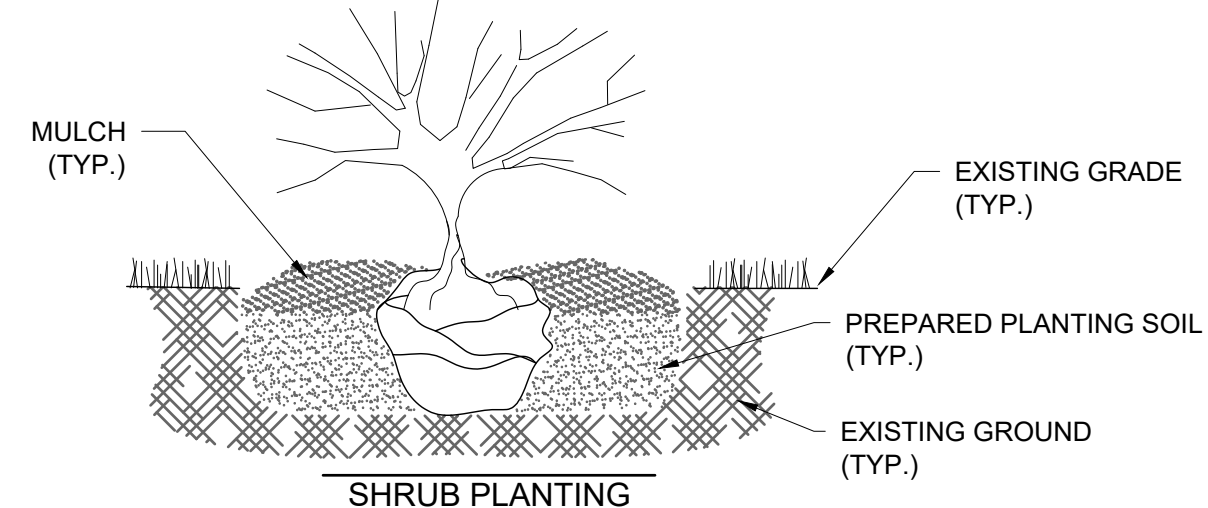
- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ STONE MULCH WITH WEED BARRIER FABRIC
- ④ ARTIFICIAL TURF
- ⑤ LAWN

PLANT TABLE

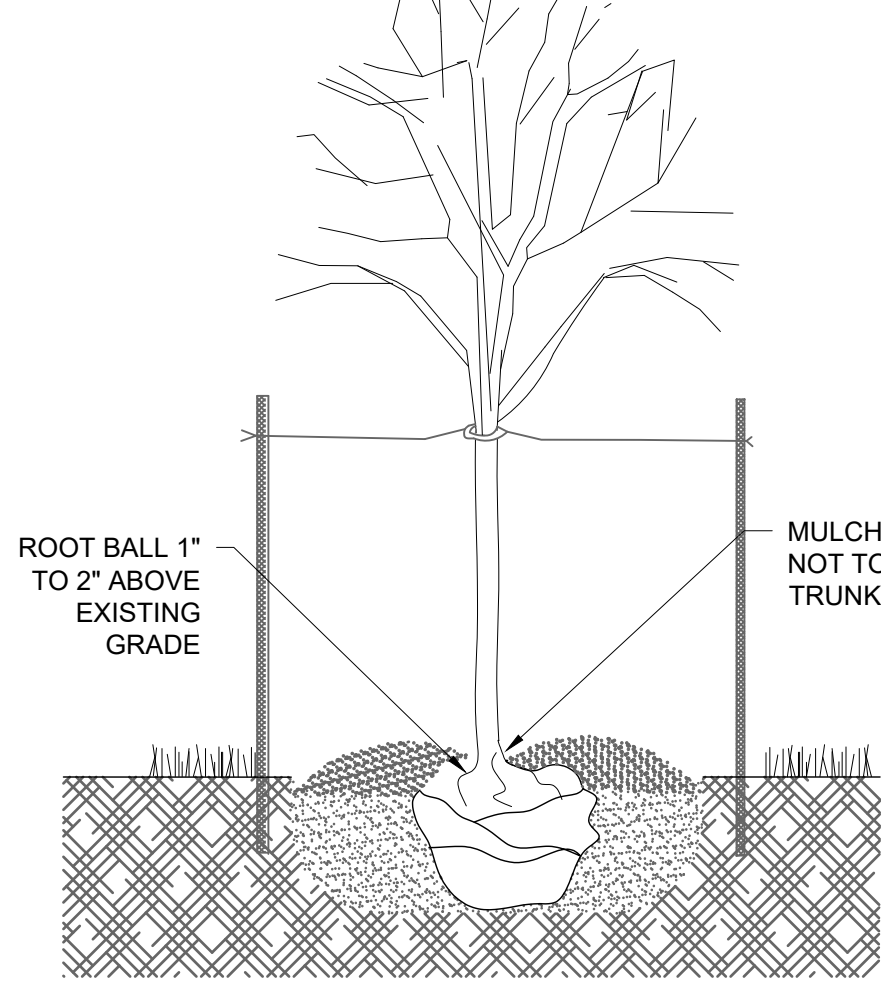
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	SUGAR MAPLE	ACER SACCHARUM	3	2"
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	9	2"
	FLOWERING CRABAPPLE	MALUS 'ROSACEAE'	2	1 1/2"
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	5	6'
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	1	5 GAL.
	PATRIOT HOSTA	HOSTA 'PATRIOT'	15	5 GAL.
	JAVA RED WEIGELA	WEIGELA FLORIDA 'JAVA RED'	10	5 GAL.
	DAYLILIES	HEMEROCALLIS	15	1 GAL.

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH Wdot No. 40 GRASS MIX.



SHRUB PLANTING



TREE PLANTING

PLANTING NOTES:

- PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
- EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
- PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
- IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
- BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
- MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE).
- IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.

PLANTING DETAIL



ISSUED FOR BID

NEXTGEN HOTELS

DAYCARE CENTER

LANDSCAPE PLAN

REVISION DESCRIPTION	NO.	DATE
9-21-2023 ADDED LIGHTING	1	NO.
DATE: SEPT 26, 2023		
DRAFTED BY: RPH		
CHECKED BY:		
PROJECT NO.: 1649-20-23		
DRAWING NUMBER		
SHEET NUMBER		
L1.0		
OF 1		



Report to the Green Bay Plan Commission

MEETING DATE

October 9, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.2

(VR 23-04) Consideration with possible action on the request to deviate from Section 44-557(7) of the Green Bay Municipal Code for the creation of a flag lot at 3164 Finger Road, submitted by Mach IV Engineering & Surveying, LLC on behalf of Early Childcare II, LLC, property owner. (Ald. J. Hutchison, District 2).

BACKGROUND

Reason for Request: The proposed subdivision variance will permit one flag lot on a four lot Certified Survey Map.

Surrounding Zoning and Land Uses:

SUBJECT: Office-Residential (OR) and General Commercial (C1) | Vacant Land and a Single-Family Home

NORTH: Low-Density Residential (R1) | Two-Family, Semi-Detached Dwellings

SOUTH: Planned Unit Development (PUD) | Business Park

EAST: Varied Density Residential (R3) | Vacant Land

WEST: Rural Residential (RR) | Vacant Land

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Commercial uses for this parcel.

Report: The Plan Commission and City Council have the authority to approve variations to the specific requirements of the Subdivision and Platting Ordinance. See the code language below.

Section 36-125 of the Subdivision and Platting Ordinance dictates when the Plan Commission and Common Council find that extraordinary hardship or injustice will result from strict compliance with this ordinance, the terms may vary to the extent deemed necessary and proper to grant relief, provided that the modification meets the following standards:

- a. The modification is due to physical features of the site or its location.
- b. The modification is the least deviation from this ordinance, which will mitigate the hardship.
- c. The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance.
- d. Modifications may also be granted for a complete community or neighborhood unit that provides adequate public spaces and improvement for the circulation, recreation, light, air, and service needs when fully developed and populated.
- e. The requirement of filing and recording the plat or survey shall not be waived.
- f. Any modification thus granted shall be entered in the minutes of the Council, along with the reasons, which, in the opinion of the Council, justified the modification.

Section 36-457(7) of the City of Green Bay Municipal Code states, "Lots of varying width shall be divided with more than 50 percent of their maximum width measured as public street frontage, excluding those divided on cul-de-sacs." Proposed Lot 3 has 92.73' of street frontage but the lot width is 384.92'. The

street frontage for the lot is less than 50% of the lot width at 24.4%. The frontage would need to be approximately 100' wider to comply. Since proposed Lot 3 does not comply with this standard, a land division variance is needed to allow the creation of the CSM. The applicant is also requesting to rezone a portion of 3164 Finger Road from Office Residential (OR) to General Commercial (CI) (ZP 23-36). Since the land division cannot occur without the rezone, this staff report is written from the CI district perspective.

A physical feature of the site is a large wetland area. The wetland fronts Finger Road. Even if the lot frontage was widened, it would contain primarily wetland areas that would not improve the usefulness of the frontage.

A daycare center is proposed on Lot 3. During the site plan review process, Lot 3 and the daycare building did not meet the floor area requirement (FAR) of 0.1 in the General Commercial (CI) District. To comply, the lot either needed to be made smaller or the building made larger. Proposed Lot 3 would comply with the FAR of the CI District avoiding the need for a variance request from the Zoning Board of Appeals. This portion of the property is the subject of a rezoning request (ZP 23-36), also on this agenda. The wetlands also play a role on how the property remains usable and yet sensitive to the environmental features of the property. Creating the flag lot as proposed is the least deviation in mitigating the hardship and yet complying with other ordinance requirements.

A minimum 75' of public street frontage is required in the CI district. The proposed frontage of 92.73' complies with this requirement. The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance because the dimensional and area requirements of Chapter 44 are met.

Filing and recording of the CSM will not be waived. The owners must record the CSM with the Brown County Register of Deeds after the City of Green Bay approves the CSM.

Staff believes the subdivision variance is justified as noted above. This application meets the hardship requirements provided in 36-125, specifically based on the wetlands along Finger Road, compliance with Chapter 44 (Zoning), and functionality of the lot as proposed.

RECOMMENDATION

Approval of the request is subject to the following conditions:

- a. Rezoning application ZP 23-36 is approved.

FISCAL IMPACT

ATTACHMENTS

1. VR 23-04 Application
2. VR 23-04 Narrative
3. VR 23-04 Applicant Criteria Responses
4. VR 23-04 Map
5. CSM 23-06 Revised Preliminary CSM
6. Site Plan



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 3164 Finger Road

Parcel Number(s): 21-173

Petitioner(s): Mach IV Engineering & Surveying, LLC

Date: 9-28-2023

Email: jehrfurth@mach-iv.com

Phone Number: 920-569-5765

Address: 2260 Salscheider Court

City: Green Bay

State: WI

Zip: 54313

Property Owner: Early Childcare II LLC

Phone Number: 224-875-0614

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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

I, Joel Ehrfurth, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☒ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ 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 (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 9/28/23

Petitioner Signature(s): _____

JOEL EHRFURTH
9/28/23

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

Project Narrative

Parcel 21-173 is an 11.5 acre parcel located between Finger Road and Mason Street on the east side of Green Bay. The parcel has Office-Residential (OR) and General Commercial (CI) zoning within the property limits. The parcel is proposed to be split into four parcels via the proposed Certified Survey Map (CSM) for development of the subdivided parcels.

A few iterations of the proposed CSM have been submitted for the parcel. Through multiple CSM submittals for the parcel split, there were concerns of lot access and post-development conditions not meeting Floor Area Ratio requirements for Lot 3. Another concern on the lot are wetlands on the northeast area of the lot (currently proposed along the property line between lots 3 and 4). The wetlands cannot be developed without a wetland fill permit (not proposed) but is area on site that counts against the floor area ratio. These concerns have been addressed through revisions that have been addressed in the current CSM.

In the current CSM, Lot 3 in the proposed Certified Survey Map does not meet the City of Green Bay requirements for lots excluding "Lots of varying width shall be divided with more than 50 percent of their maximum width measured as public street frontage, excluding those divided on cul-de-sacs." With the lot access, post-development floor area ratio and wetland hardships addressed, the variance request is proposed to approve the lot without meeting the 50 percent of maximum width measured along Finger road.

Sec. 36-125. - Modifications of regulations.

When the Plan Commission and Common Council find that extraordinary hardship or injustice will result from strict compliance with this chapter, the terms may vary to the extent deemed necessary and proper to grant relief, provided that the modification meets the following standards:

(1) The modification is due to physical features of the site or its location. The proposed land division modification is a result of the existing wetland areas that are present on proposed Lots 3 and 4 of Parcel 21-173. The proposed site and building configuration that met user needs and was within compliance for wetland buffers and protective setbacks, as well as the city's site dimensional setbacks and standards ultimately resulted in a building that did not meet the minimum "floor-area ratio" for the proposed lot. The proposed land division is intended to reduce the size of Lot 3 so that the minimum floor-area ratio is met while also accounting for access to and allowing for the future development of Lot 4.

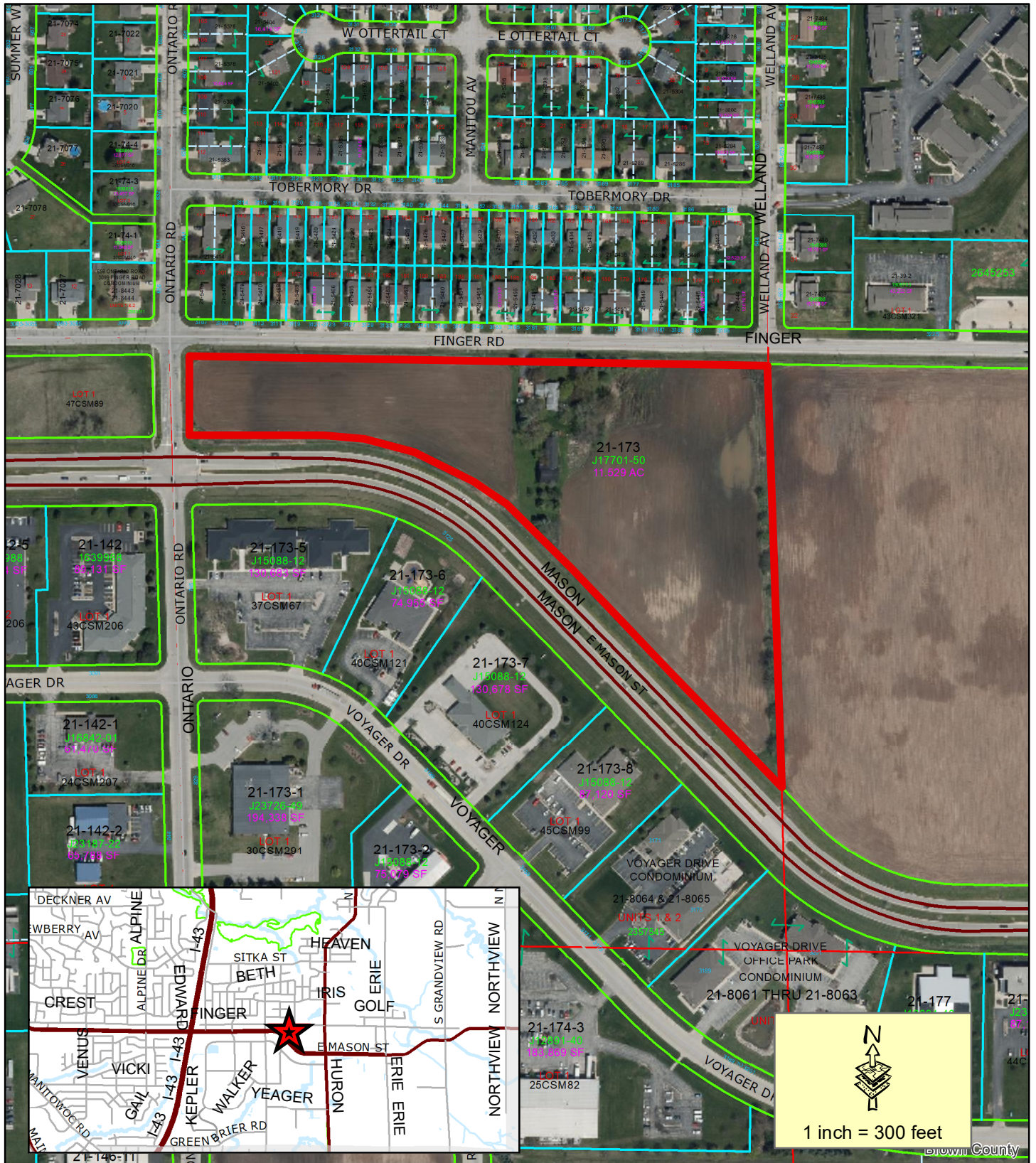
(2) The modification is the least deviation from this chapter which will mitigate the hardship. The proposed land division modification will allow for the development of both Lots 3 and 4 while also maintaining the integrity of the existing wetlands on-site. The proposed land division variance request is to approve the configuration of Lot 3 without meeting the requirement of a minimum lot frontage width equal to 50% of the maximum lot width.

(3) The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this chapter. The proposed development on Lot 3 complies with the planned land use of the parcel's zoning. The proposed land division modification will allow for the development of the proposed lots while also maintaining the integrity of the existing wetlands on-site.

(4) Modifications may also be granted for a complete community or neighborhood unit that provides adequate public spaces and improvement for the circulation, recreation, light, air, and service needs when fully developed and populated. N/A

(5) The requirement of filing and recording the plat or survey shall not be waived. Acknowledged. The plat and survey and shall be filed and recorded as required.

(6) Any modification thus granted shall be entered in the minutes of the Council, along with the reasons, which, in the opinion of the Council, justified the modification. Acknowledged.



Proposed Variance

Land Division Variance (VR 23-04) at 3164 Finger Road

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 DM.



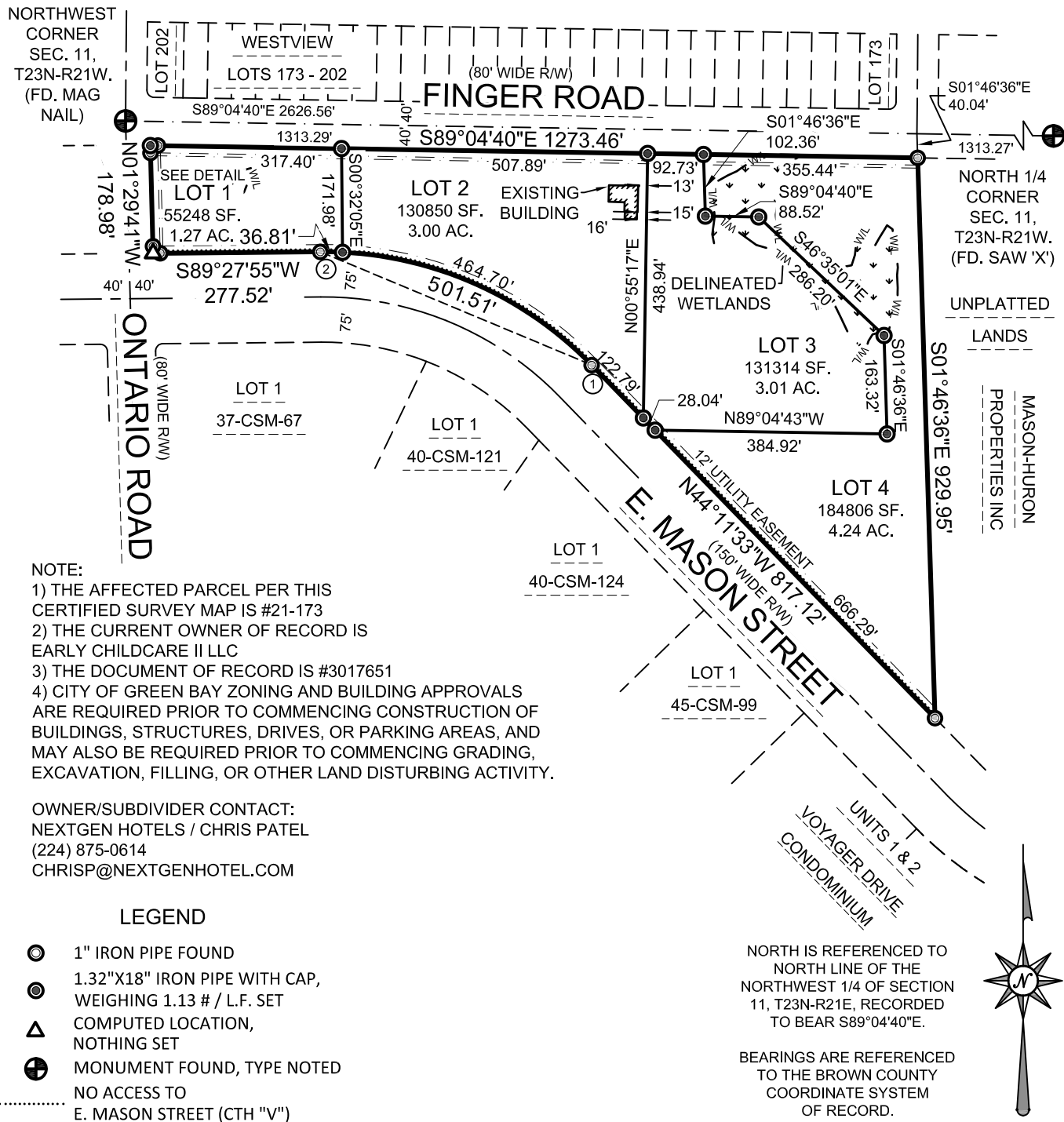
PRELIMINARY

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT IN / OUT
1-2	501.51'	620.00'	46°20'43"	N67°21'54.5"W	487.94	N44°11'33"W / S89°27'44"W
LOT 1	36.81'	620.00'	3°24'06"	S88°50'13"E	36.80	S87°08'10"E / S89°27'44"W
LOT 2	464.70'	620.00'	42°56'37"	S65°39'51.5"E	453.89	N44°11'33"W / N87°08'10"W



NOTE:
1) THE AFFECTED PARCEL PER THIS CERTIFIED SURVEY MAP IS #21-173
2) THE CURRENT OWNER OF RECORD IS EARLY CHILDCARE II LLC
3) THE DOCUMENT OF RECORD IS #3017651
4) 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 ACTIVITY.

OWNER/SUBDIVIDER CONTACT:
NEXTGEN HOTELS / CHRIS PATEL
(224) 875-0614
CHRISP@NEXTGENHOTEL.COM

LEGEND

- 1" IRON PIPE FOUND
- 1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.13 # / L.F. SET
- COMPUTED LOCATION, NOTHING SET
- MONUMENT FOUND, TYPE NOTED
- NO ACCESS TO E. MASON STREET (CTH "V")

NORTH IS REFERENCED TO NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E, RECORDED TO BEAR S89°04'40"E.

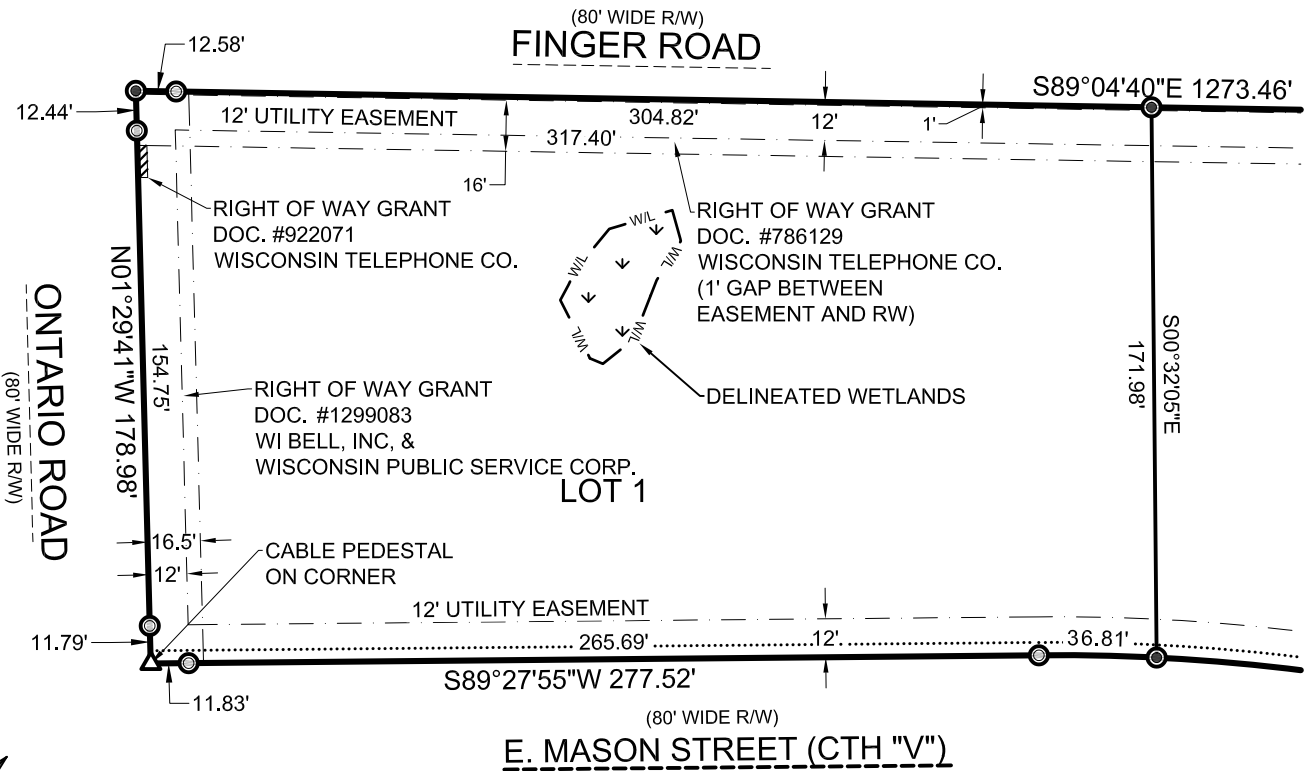
BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM OF RECORD.

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



DETAIL



NORTH IS REFERENCED TO NORTH LINE OF THE NORTHWEST 1/4
OF SECTION 11, T23N-R21E, RECORDED TO BEAR S89°04'40"E.

BEARINGS ARE REFERENCED TO THE BROWN COUNTY
COORDINATE SYSTEM OF RECORD.

SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND DIVIDED
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN,
MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, T23N-R21E; THENCE S89°04'40"E, 1313.29 FEET ALONG THE NORTH LINE OF
THE NORTHWEST 1/4 OF SAID SECTION; THENCE S01°46'36"E, 40.04 FEET TO THE SOUTH RIGHT OF WAY OF FINGER ROAD AND THE
POINT OF BEGINNING; THENCE CONTINUING S01°46'36"E, 929.95 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SAID SECTION 11; THENCE N44°11'33"W, 817.13 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY OF C.T.H. V
(A.K.A. EAST MASON STREET); THENCE 501.51 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 620.00 FOOT RADIUS CURVE TO
THE LEFT, WHOSE LONG CHORD BEARS N67°21'54.5"W, 487.94 FEET; THENCE S89°27'55"W, 277.52 FEET ALONG SAID RIGHT OF WAY;
THENCE N01°29'41"W, 178.98 FEET ALONG THE EAST RIGHT OF WAY OF ONTARIO ROAD; THENCE S89°04'40"E, 1273.46 FEET ALONG SAID
SOUTH RIGHT OF WAY OF FINGER ROAD TO THE POINT OF BEGINNING.

PARCEL CONTAINS 502,218 SQUARE FEET / 11.53 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE MAP THEREOF.
THAT I HAVE MADE SUCH A SURVEY 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 IN SURVEYING
AND MAPPING THE SAME.

ANDREW S. CLEVELAND
JUNE 8, 2023
REVISED SEPTEMBER 11, 2023

PLS-2787



CLIENT: NEXTGEN DAYCARE CENTER
DRAFTED BY: JSH
TAX PARCEL NO.: 21-173

SCALE:
1" = 60'

SHEET: 2 OF 3
PROJECT NO. 1649-20-23
DRAWING NO. 1775

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

EARLY CHILDCARE II LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE EASEMENTS TO BE GRANTED AND THE LAND ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED HEREON. EARLY CHILDCARE II LLC DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF GREEN BAY FOR APPROVAL OR OBJECTION IN ACCORDANCE WITH CURRENT LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF, THE SAID EARLY CHILDCARE II LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____,
ITS MEMBER, ON THIS ____ DAY OF _____, 20__.

MEMBER

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, THE ABOVE NAMED MEMBER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
COUNTY OF _____] SS

CITY OF GREEN BAY PLANNING COMMISSION
APPROVED FOR THE CITY OF GREEN BAY PLAN COMMISSION THIS ____ DAY OF _____, 20__.

CHERYL RENIER-WIGG
INTERIM DEVELOPMENT DIRECTOR

CERTIFICATE OF THE GREEN BAY CITY CLERK

AS DULY APPOINTED CITY CLERK FOR THE CITY OF GREEN BAY, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP (PARCEL #21-173) AS OF THE DATE LISTED BELOW.

CELESTINE JEFFREYS DATE
GREEN BAY CITY CLERK

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

EARLY CHILDCARE II, LLC GRANTOR, TO

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,

WISCONSIN BELL INC.. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATIONPAETEC USA TELECOM SERVICESBROWN COUNTY C-LEC, LLCUS
EXCHANGE/RVP FIBER
CHARTER TELECOMMUNICATIONS OPERATING, LLC

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.



2260 Salschelder Court Green Bay, WI
54313 PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

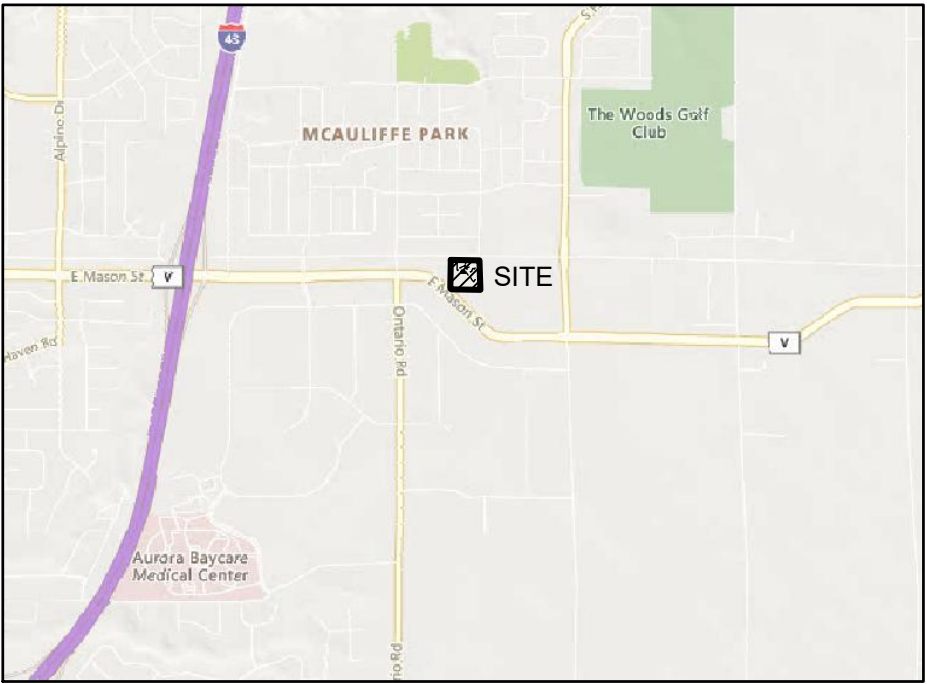
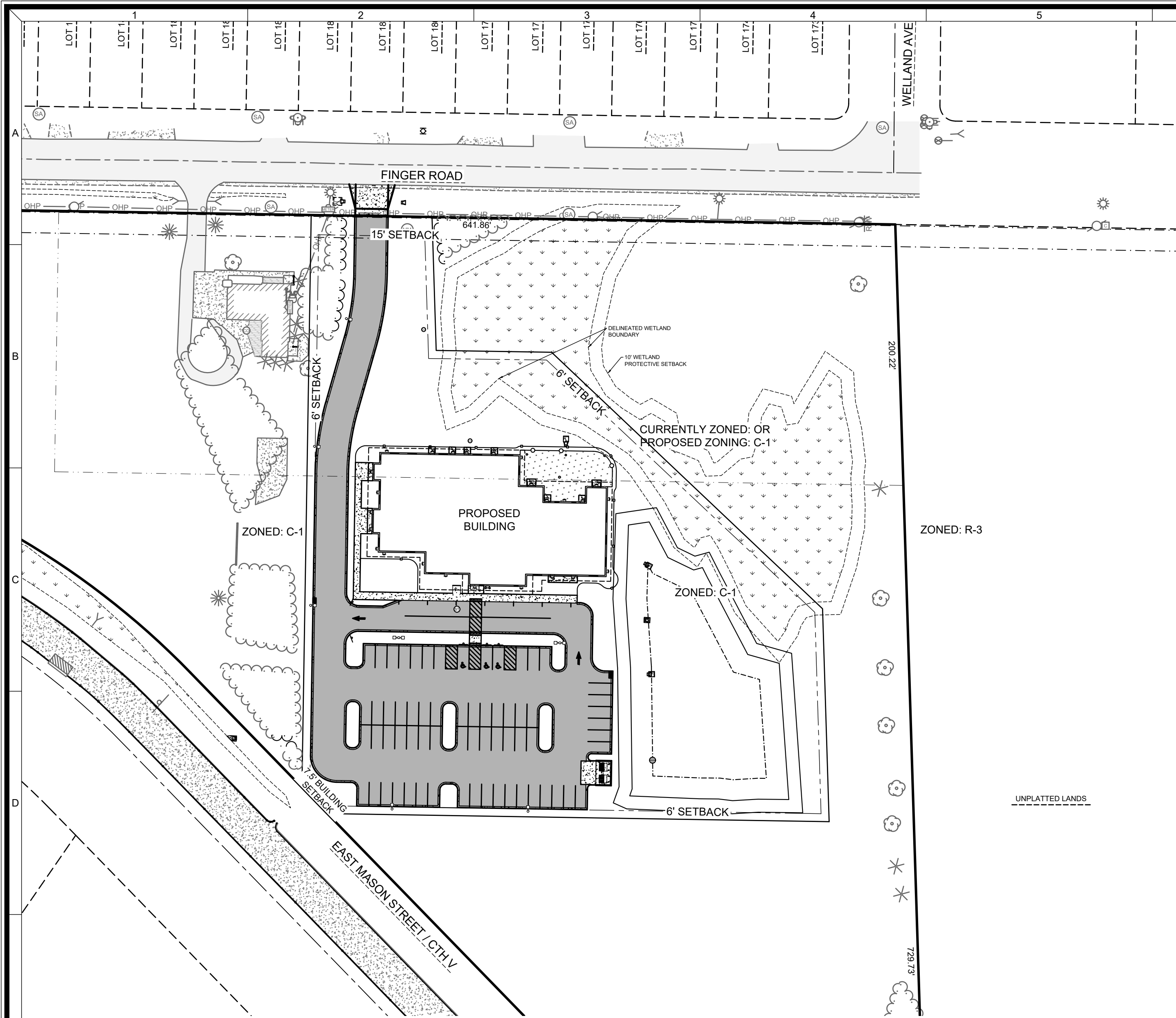
CLIENT: NEXTGEN DAYCARE CENTER

DRAFTED BY: JSH
TAX PARCEL NO.: 21-173

SCALE:

SHEET: 3 OF 3
PROJECT NO. 1649-20-23
DRAWING NO. 1775

R:\Jobs\1649-20-23 NextGEN Daycare Center\Drawings\1649-20-23 Eng.dwg 9/26/2023 3:25:05 PM



LOCATION MAP

3164 FINGER ROAD
GREEN BAY, WI 54311

NOT TO SCALE

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN - OVERALL
- C4.1 GRADING PLAN - NORTH
- C4.2 GRADING PLAN - SOUTH
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 SITE DETAILS
- C6.2 UTILITY & GRADING DETAILS
- L1.0 LANDSCAPE PLAN

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC JULY 11, 2022.
- SURVEY VERTICAL DATUM IS CITY OF GREEN BAY.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
- FOR NOTES SHOWN THUS, "T", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.
- THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO THE START OF ANY CITY STREET OR SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT JENNIFER MCCARTNEY - PH:(920)-448-3100.

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3
WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS
AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE
MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



ISSUED FOR BID

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765, Fax: 920-569-5767
www.mach-iv.com

NEXTGEN HOTELS

DAYCARE CENTER

COVER SHEET

REVISION DESCRIPTION

DATE: SEPT 26, 2023

DRAFTED BY: RPH

CHECKED BY:

PROJECT NO.: 1649-20-23

DRAWING
NUMBER

SHEET NUMBER

C0.1

OF 1

R:\Jobs\1649-20-23 NextGEN Daycare Center\DRAWINGS\1649-20-23 Eng.dwg 9/26/2023 3:25:12 PM



Benchmarks		
Label	Elevation	Description
BM 122	283.28	HYDRANT BURY BOLT
BM 201	280.10	HYDRANT BURY BOLT

SHEET KEY NOTES:

- 1 REMOVE CONCRETE
- 2 REMOVE TREE AND GRUB ROOTS TO 2' BELOW FINISHED SURFACE
- 3 REMOVE TREES AS NECESSARY AND GRUB ROOTS TO 2' BELOW FINISHED SURFACE
- 4 THE BOUNDARY OF THE DELINEATED WETLAND SHALL BE MARKED PRIOR TO TREE REMOVAL. NO TREE REMOVAL OR GRUBBING SHALL OCCUR WITHIN THE LIMITS OF THE DELINEATED WETLAND BOUNDARY.

GENERAL NOTE:

- 1. WETLAND BOUNDARIES SHALL BE MARKED AND EASILY IDENTIFIABLE IN THE FIELD PRIOR TO & DURING CONSTRUCTION VIA FLAGGING, STAKING, FENCING, OR SOME OTHER MEANS TO PREVENT DISTURBANCE.
- 2. NO TREE REMOVAL, GRUBBING, OR DISTURBANCE SHALL OCCUR UNTIL THE WETLAND BOUNDARY HAS BEEN MARKED AND IDENTIFIED.



ISSUED FOR BID



2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765 Fax: 920-569-5767
www.mach-iv.com

NEXTGEN HOTELS

DAYCARE CENTER

DEMOLITION PLAN

REVISION DESCRIPTION	
NO.	

DATE: SEPT 26, 2023	
DRAFTED BY: RPH	
CHECKED BY:	
PROJECT NO.: 1649-20-23	
DRAWING NUMBER	

SHEET NUMBER	
C1.0	
OF 1	

EARLY CHILDCARE II LLC
550 E DEVON AVE
SUITE 110
ITASCA, IL 60143

- ⑥ STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- ⑦ CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- ⑧ CONCRETE CURB & GUTTER; SEE DETAIL C SHEET C6.0
- ⑨ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ⑩ DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- ⑪ DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- ⑫ ADA HANDICAP STALL, SYMBOL; SEE DETAIL E SHEET C6.0
- ⑬ ADA HANDICAP SIGN; SEE DETAIL F SHEET C6.0
- ⑭ ADA HANDICAP WARNING PLATE; SEE DETAIL G SHEET C6.0
- ⑮ BOLLARD; SEE DETAIL H SHEET C6.0
- ⑯ 4" WIDE PAINT STRIPE; COLOR BY OWNER
- ⑰ ARTIFICIAL TURF; SEE DETAIL I SHEET C6.0
- ⑱ MONUMENT SIGN, APPROXIMATE LOCATION (FUTURE)
- ⑲ THICKENED EDGE CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- ⑳ FUTURE SIDEWALK; SEE DETAIL B SHEET C6.0
- ㉑ "DO NOT ENTER" SIGN; SEE DETAIL J SHEET C6.0
- ㉒ DIRECTIONAL ARROW; SEE DETAIL K SHEET C6.0
- ㉓ DRIVEWAY AND APRON WITHIN RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GREEN BAY STANDARD SPECIFICATIONS; SEE DETAIL A SHEET C6.1
- ㉔ 4-STALL BICYCLE PARKING; REFER TO ARCHITECTURAL DRAWINGS
- ㉕ INSTALL KNOX BOX FOR GBMFD USE; REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS
- ㉖ REFUSE ENCLOSURE; SEE DETAILS B, C, & D SHEET C6.1

PARCEL ADDRESS: 3164 FINGER ROAD
PARCEL NUMBER: 21-173
PARCEL SIZE: 131,314 SF (3.01 AC)
ZONING: OR- OFFICE RESIDENTIAL &
C-1 - GENERAL COMMERCIAL

EXISTING SITE	
GREEN SPACE:	131,282 SF (100.0%)
IMPERVIOUS AREA	
BUILDING:	0.0 SF (0.0%)
PAVEMENT:	32 SF (0.0%)
TOTAL IMPERVIOUS:	32 SF (0.0%)

PROPOSED SITE	
TOTAL DISTURBED AREA:	115,307 SF (2.65 AC)
GREEN SPACE REQUIRED:	20% (26,263 SF)
GREEN SPACE PROVIDED:	61,427 SF (46.8%)
IMPERVIOUS AREA	
BUILDING:	14,227 SF (10.8%)
PAVEMENT:	55,660 SF (42.4%)
TOTAL IMPERVIOUS:	69,887 SF (53.2%)

PARKING PROVIDED:	
INTERIOR GS REQUIRED:	10% x 32,142 SF = 3,214 SF
INTERIOR GS PROVIDED:	3,228 SF (10.0%)
PARKING SPACES REQ'D/CALCS:	2 SPACES / 3 EMPLOYEES + 1 SPACE / 7 STUDENTS
	40 STAFF / 3 X 2 STALLS = 27 STALLS
	250 STUDENTS / 7 = 36 STALLS
	27 STALLS + 36 STALLS = 63 STALLS

PARKING SPACES PROVIDED: 66 STALLS, INCLUDES 3 ADA HANDICAP



ISSUED FOR BID

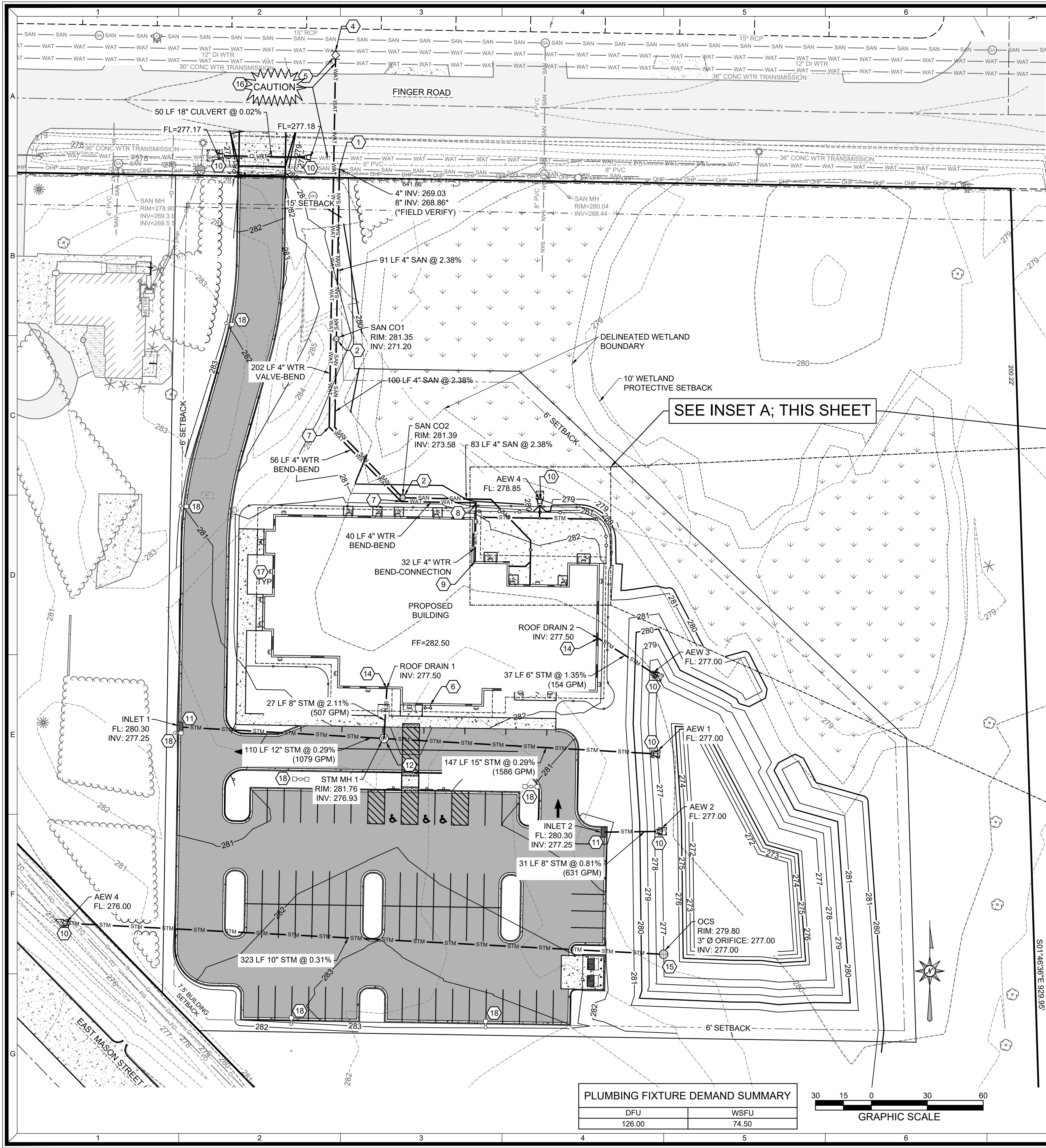
NEXTGEN HOTELS

DAYCARE CENTER

SITE PLAN

							REVISION DESCRIPTION
							NO.
DATE: SEPT 26, 2023							
DRAFTED BY: RPH							
CHECKED BY:							
PROJECT NO.: 1649-20-23							
DRAWING NUMBER							
SHEET NUMBER							
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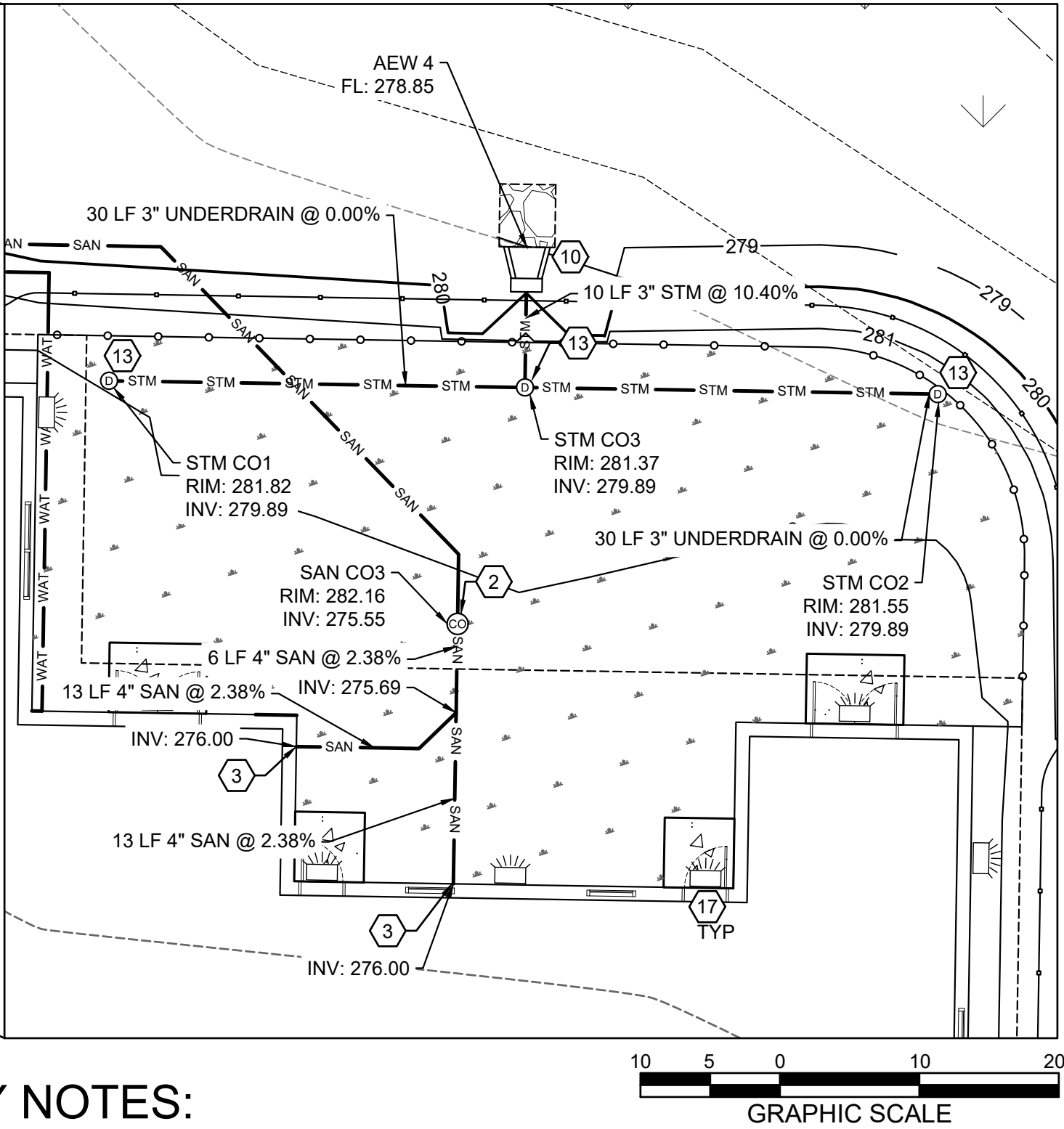
PLUMBING FIXTURE DEMAND SUMMARY	
DFU	WSFU
126.00	74.50



SHEET KEY NOTES:

- CONNECT TO EXISTING SANITARY SEWER WITH FLEXIBLE WATERTIGHT CONNECTION (INSERTA-TEE OR APPROVED EQUAL); FIELD VERIFY INVERT
- SANITARY CLEANOUT; SEE DETAIL A SHEET C6.2, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- COORDINATE SANITARY SEWER CONNECTION TO BUILDING WITH BUILDING PLUMBER
- CONNECT TO EXISTING WATERMAIN - COORDINATE WATER MAIN TAP WITH GREEN BAY WATER UTILITY
- 4" VALVE - COORDINATE WATER MAIN TAP WITH GREEN BAY WATER UTILITY; REFER TO DETAIL B SHEET C6.2
- STORZ FDC; REFER TO PLUMBING PLANS
- 4" - 45° WATER MAIN BEND
- 4" - 90° WATER MAIN BEND
- COORDINATE WATER SERVICE CONNECTION TO BUILDING WITH BUILDING PLUMBER
- APRON END WALL
- STORM INLET - 2'X3'; SEE DETAIL C SHEET C6.2
- STORM MANHOLE - 3' DIAMETER; SEE DETAIL D SHEET C6.2
- STORM CLEANOUT; SEE DETAIL A SHEET C6.2
- COORDINATE ROOF DRAIN CONNECTION TO BUILDING WITH BUILDING PLUMBER
- STORM OUTLET STRUCTURE; SEE DETAIL E SHEET C6.2
- CAUTION: 36" GBWU TRANSMISSION MAIN.** GBWU SHALL BE CONTACTED TO PROVIDE STAND-BY SERVICES PRIOR TO EXCAVATION.
- WALL LIGHT; REFER TO ELECTRICAL DRAWINGS
- LIGHT POLE; REFER TO ELECTRICAL DRAWINGS

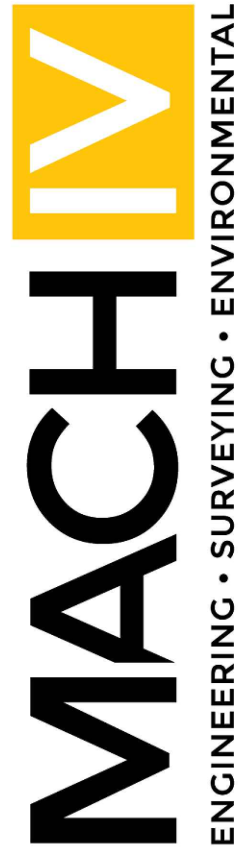
INSET A



UTILITY NOTES:

- SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- WATER SERVICE SHALL BE C900 PVC. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
- ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
- STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40 UNLESS OTHERWISE NOTED.
- NOTIFY THE CITY OF GREEN BAY WATER DEPARTMENT THREE (3) WORKING DAYS BEFORE THE START OF ANY WATER MAIN CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT BRIAN POWELL AT 920-448-3480.
- CONNECTIONS TO MUNICIPAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY'S RESPECTIVE STANDARD SPECIFICATIONS.
- WATER MAIN AND WATER TRANSMISSION LINES ARE SHOW BASED ON RECORD PLANS PROVIDED BY THE CITY OF GREEN BAY.
- THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO THE START OF ANY CITY STREET OR SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT JENNIFER MCCARTNEY - PH:(920)-448-3100.

ISSUED FOR BID



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765 Fax: 920-569-5767
www.mach-iv.com

NEXTGEN HOTELS

DAYCARE CENTER

UTILITY PLAN

DATE: SEPT 26, 2023
DRAFTED BY: RPH
CHECKED BY:

PROJECT NO.: 1649-20-23

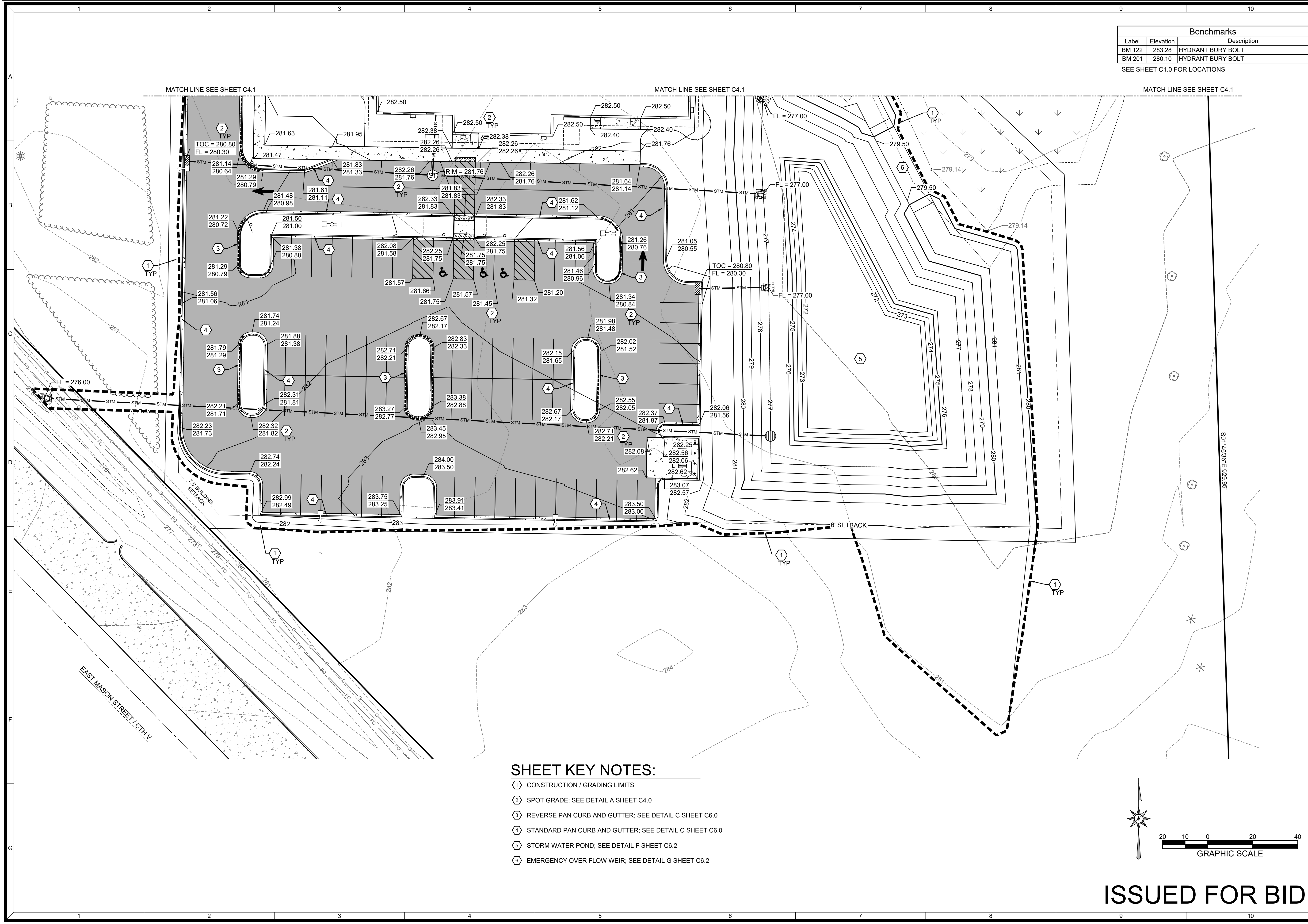
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NUMBER

SHEET NUMBER

C3.0

OF 1

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Benchmarks		
Label	Elevation	Description
BM 122	283.28	HYDRANT BURY BOLT
BM 201	280.10	HYDRANT BURY BOLT

SEE SHEET C1.0 FOR LOCATIONS

MACHIV

ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765, Fax: 920-569-5767
www.mach-iv.com

NEXTGEN HOTELS

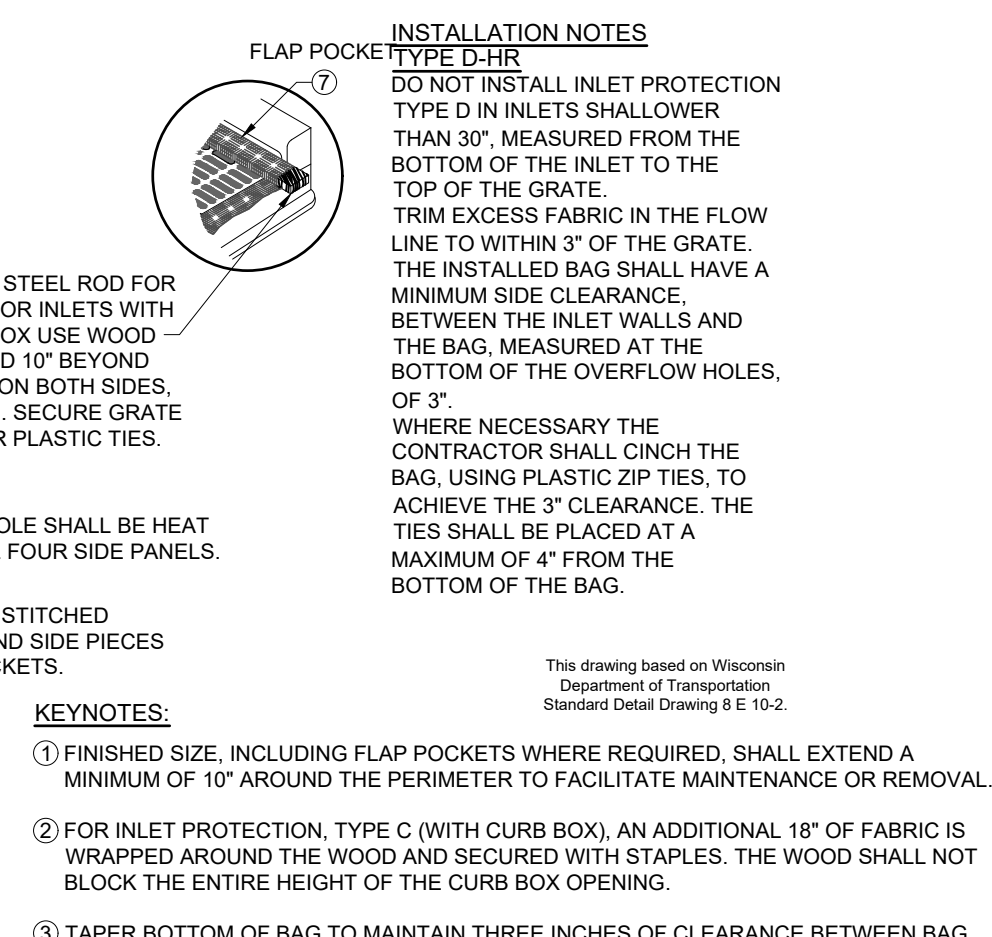
DAYCARE CENTER

GRADING PLAN - SOUTH

REVISION DESCRIPTION					
NO.	DATE	DRAFTED BY:	CHECKED BY:	DRAWING NUMBER	SHEET NUMBER
1	SEPT 26, 2023	RPH			
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ISSUED FOR BID

C4.2 OF 1



- INLET PROTECTION TYPES:**
1. ALL INLETS IN PUBLIC RIGHTS OF WAY SHALL RECEIVE INLET PROTECTION TYPE D-HR AS DETAILED ON SHEET C5.1.
 2. INLETS ON PRIVATE PROPERTY SHALL RECEIVE INLET PROTECTION TYPE B OR C (DEPENDANT ON CASTING TYPE), FOR INLETS IN PAVED AREAS, AND INLET PROTECTION TYPE A IN UN-PAVED AREAS

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

TAMP SOIL OVER MAT/BLANKET

6' (2m)

2:1 SLOPE

3' (1m)

3' (1m)

12' (300mm)

1 1/2' (40mm)

MIN. 4" (100mm) OVERLAP

ISOMETRIC VIEW

12' (300mm)

1 1/2' (40mm)

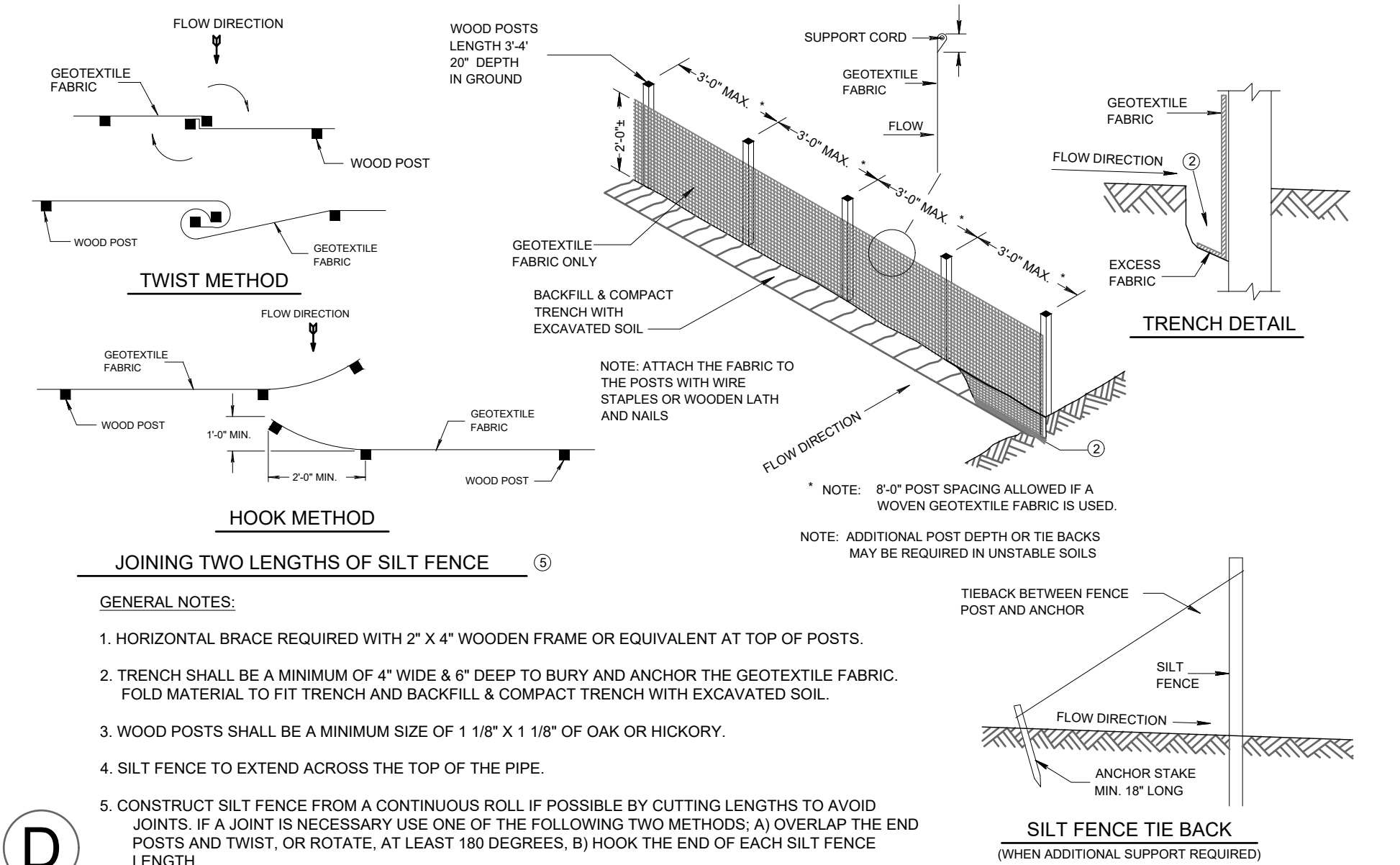
STAPLES

BERM

12' (300mm)

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.



CURLEX® SEDIMENT LOGS®

WOOD STAKE

WOOD STAKE TO ONLY PENETRATE NETTING, NOT CURLEX® MATERIAL

CHANNEL BOTTOM

FLOW

D

2"

TRENCH

16" MINIMUM

1 $\frac{1}{8}$ " X 1 $\frac{1}{8}$ " X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS®.

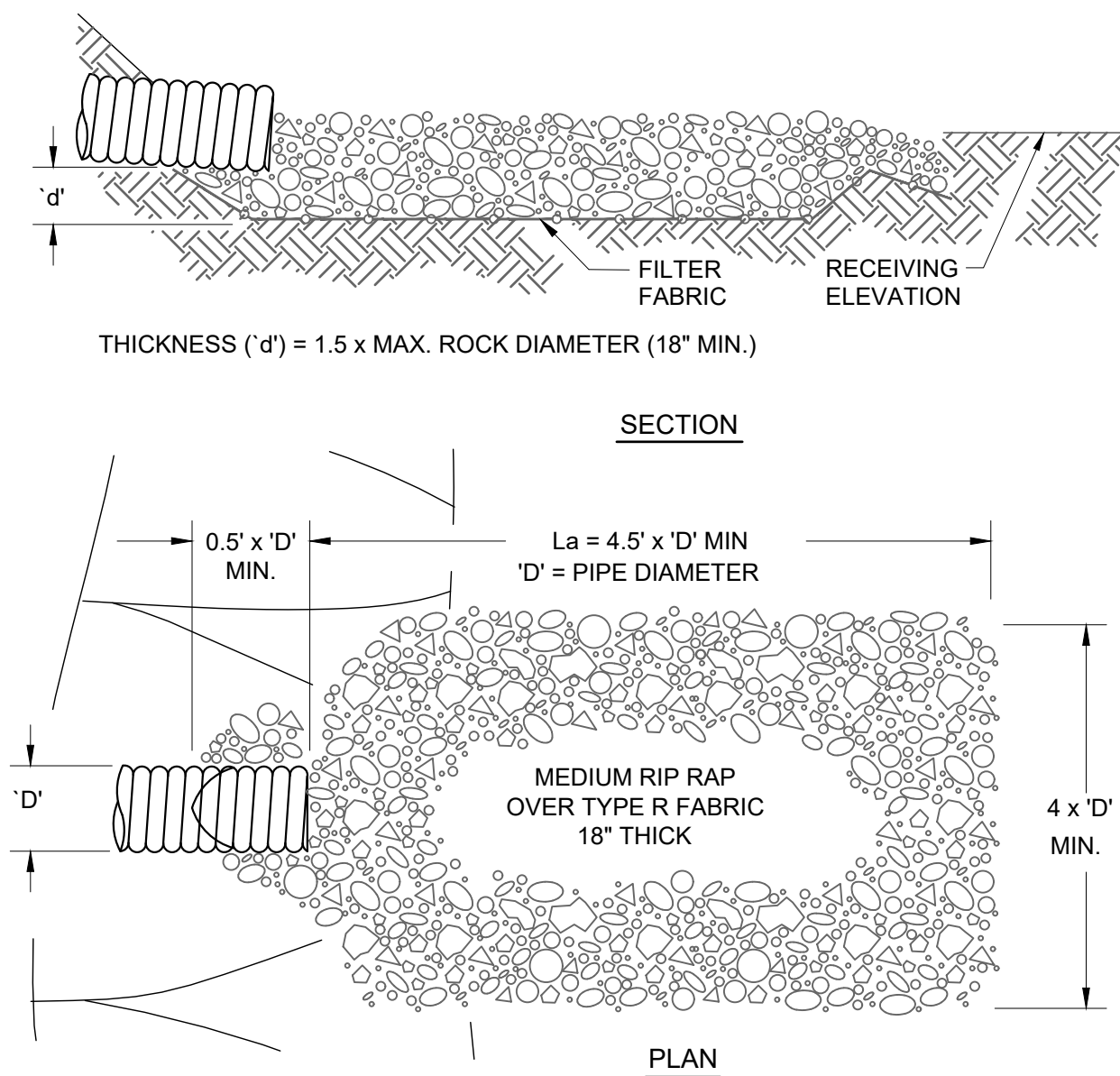
1 $\frac{1}{8}$ " X 1 $\frac{1}{8}$ " X 48" WOODEN STAKES ARE RECOMMENDED FOR 20" SEDIMENT LOGS®.

STAKING

American Excelsior Company®
Earth Science Division

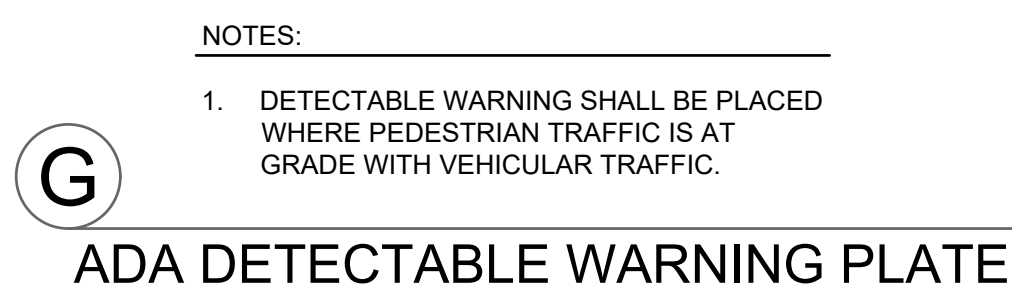
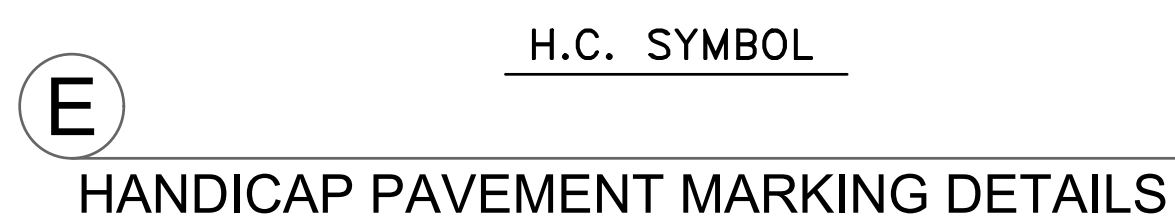
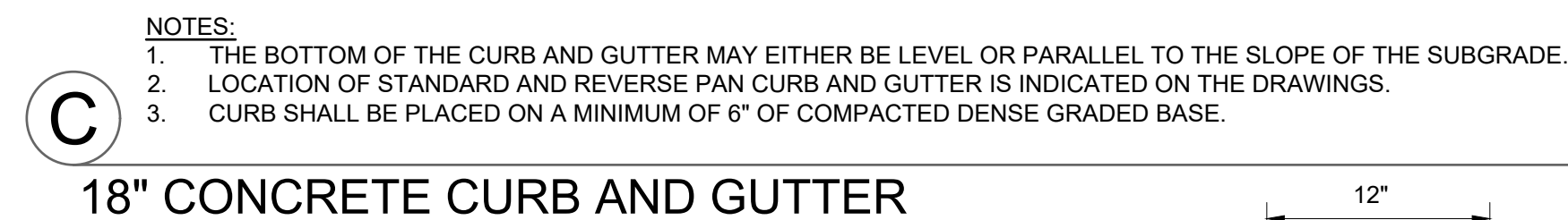
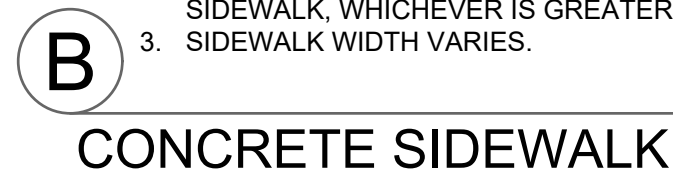
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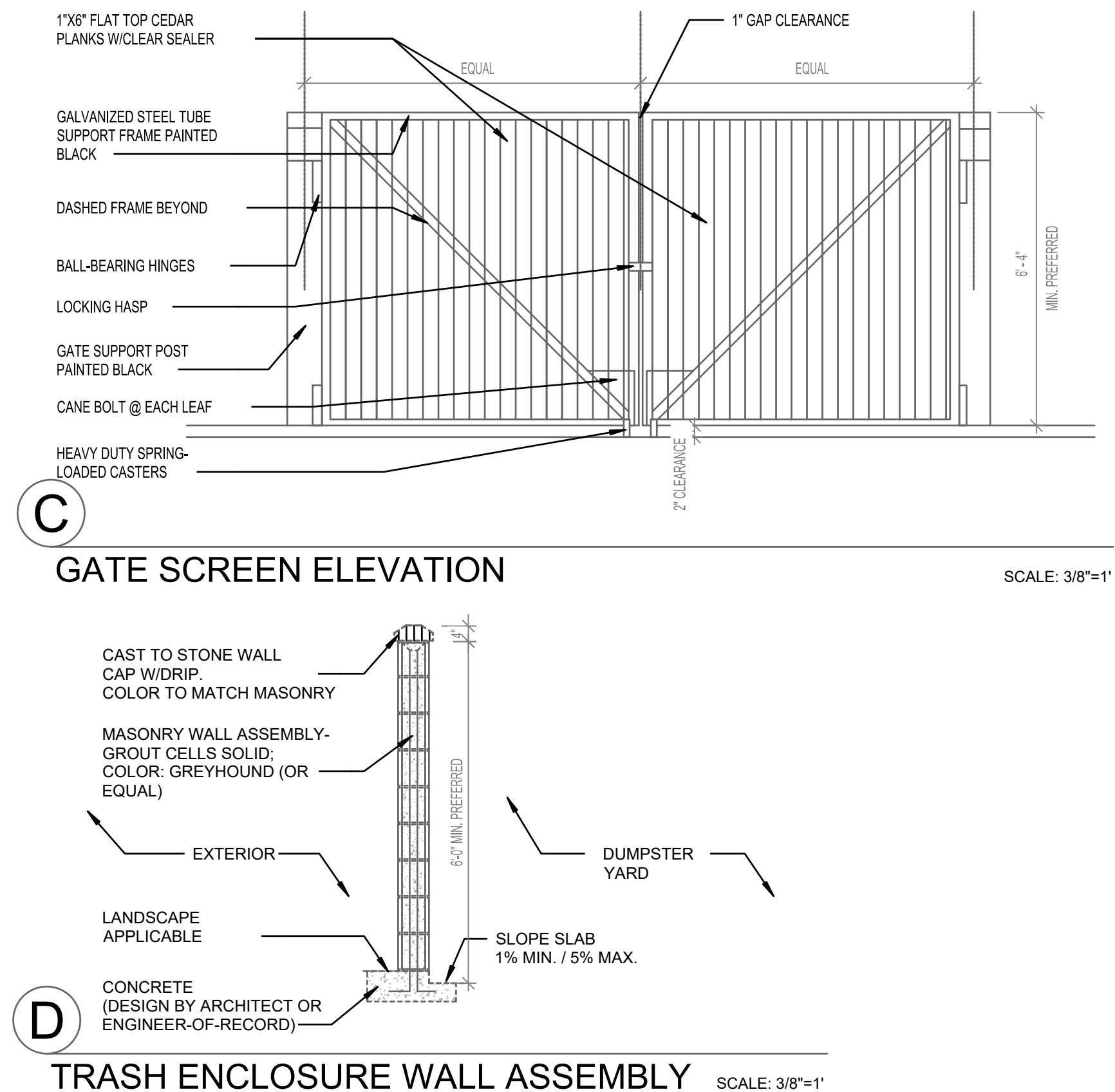
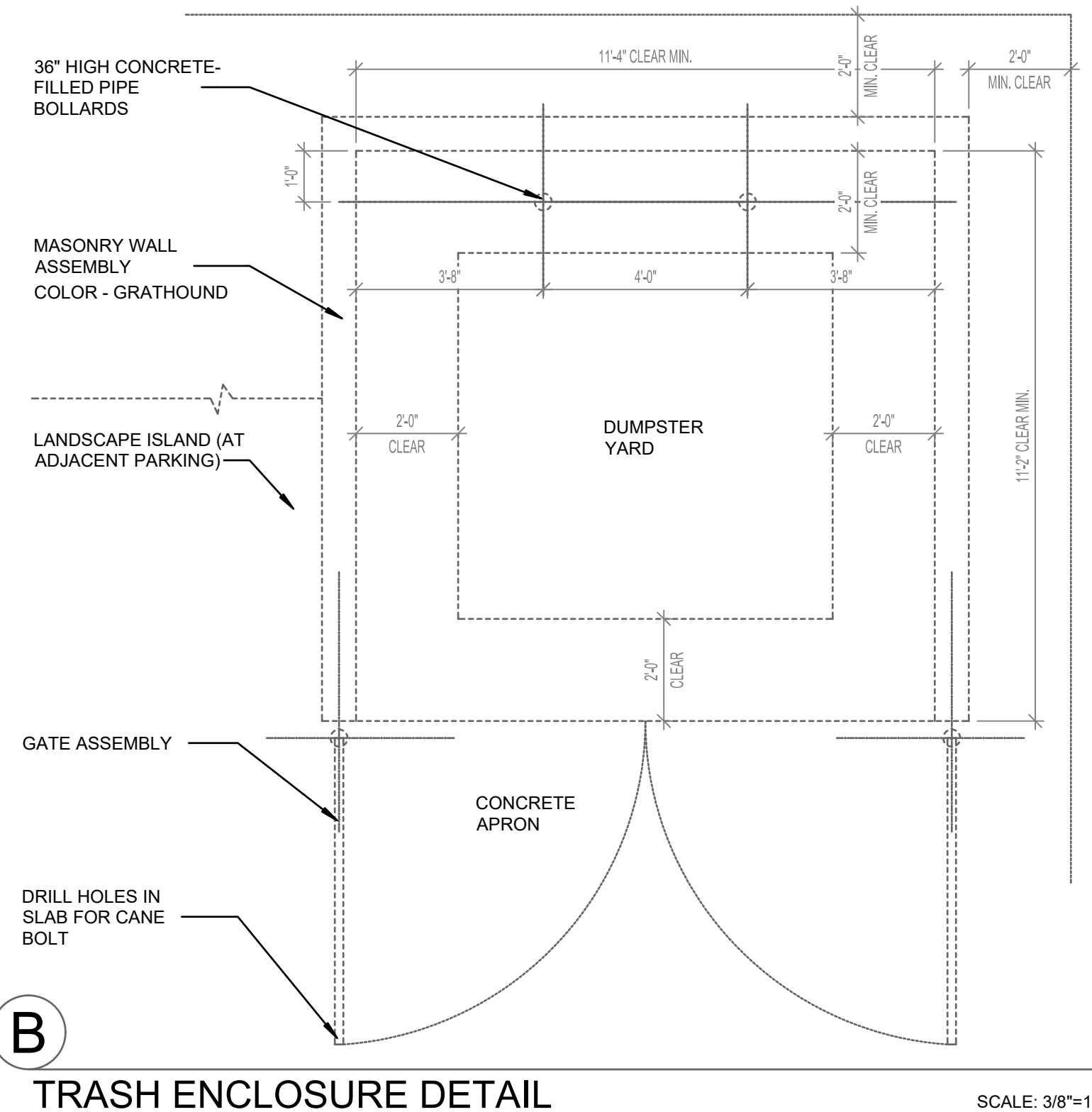
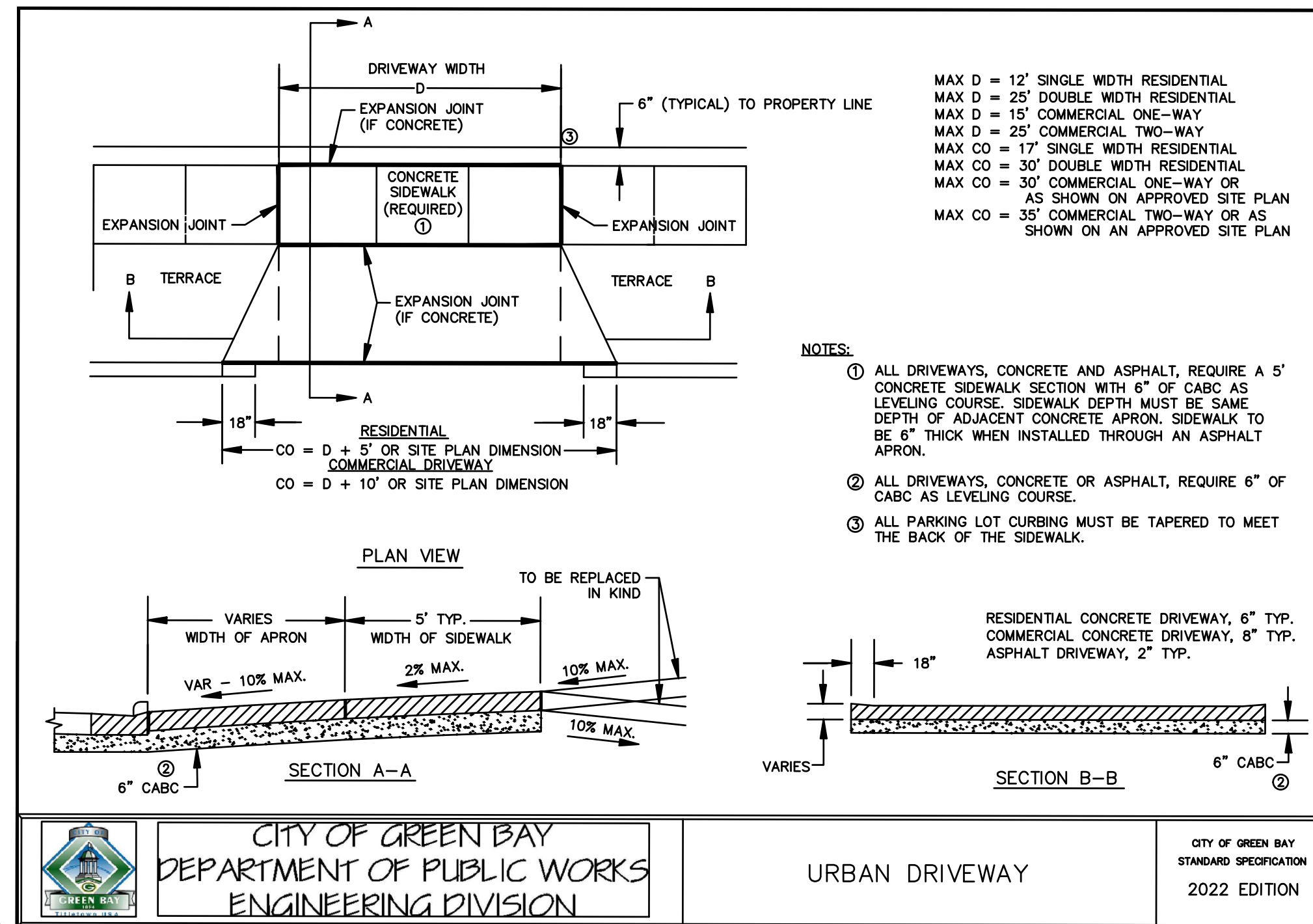
CURLEX® SEDIMENT LOGS®

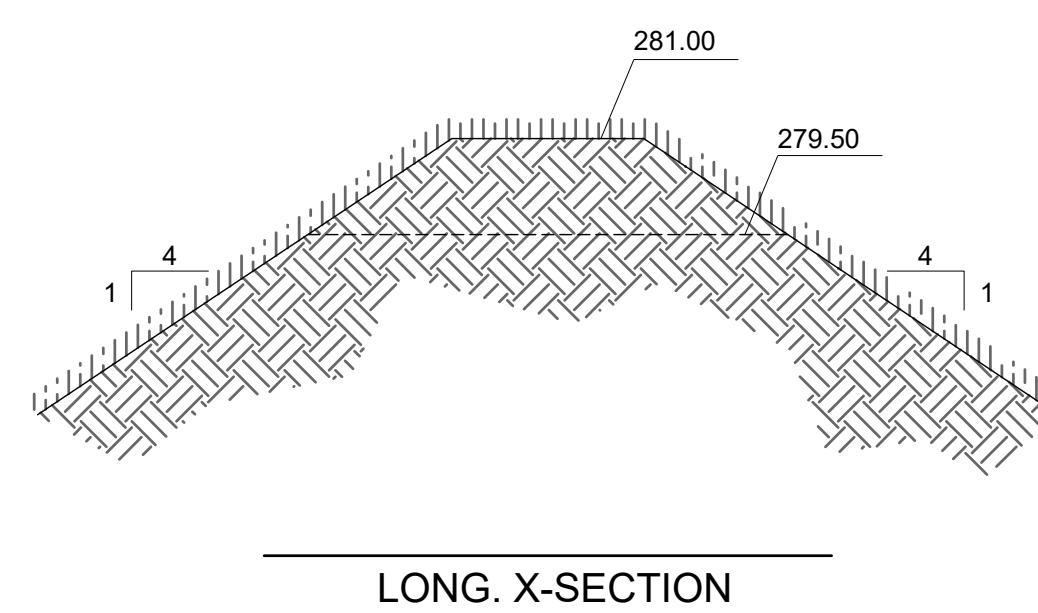
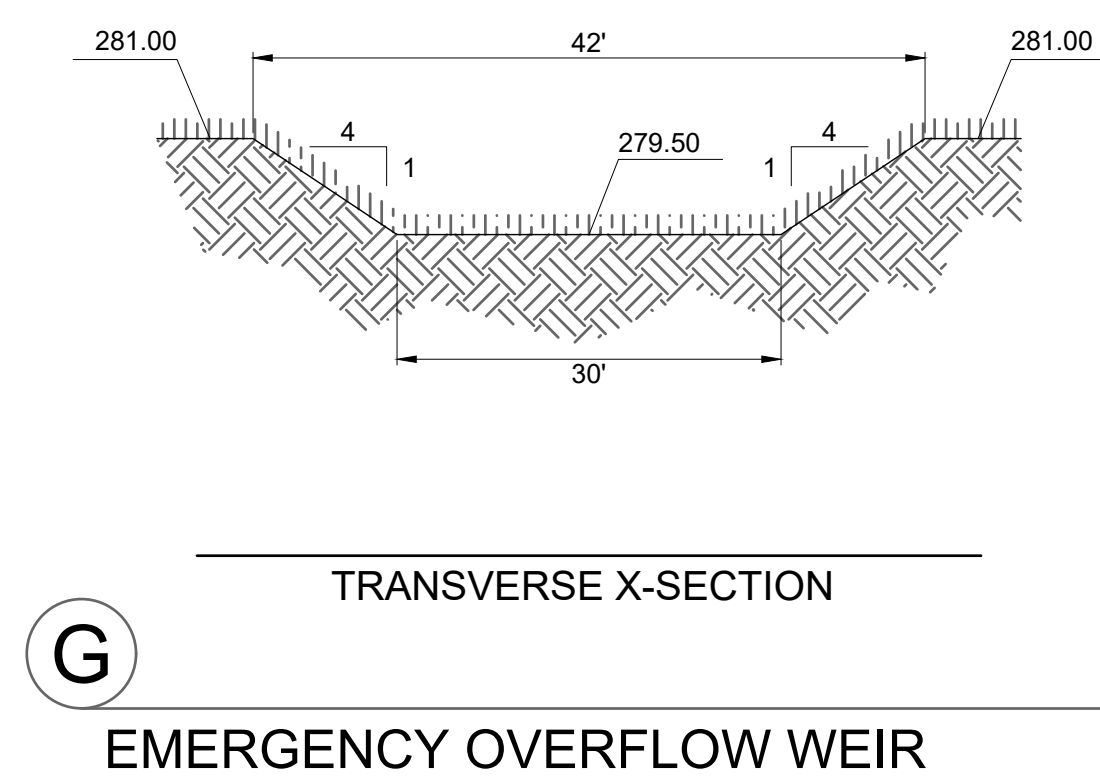
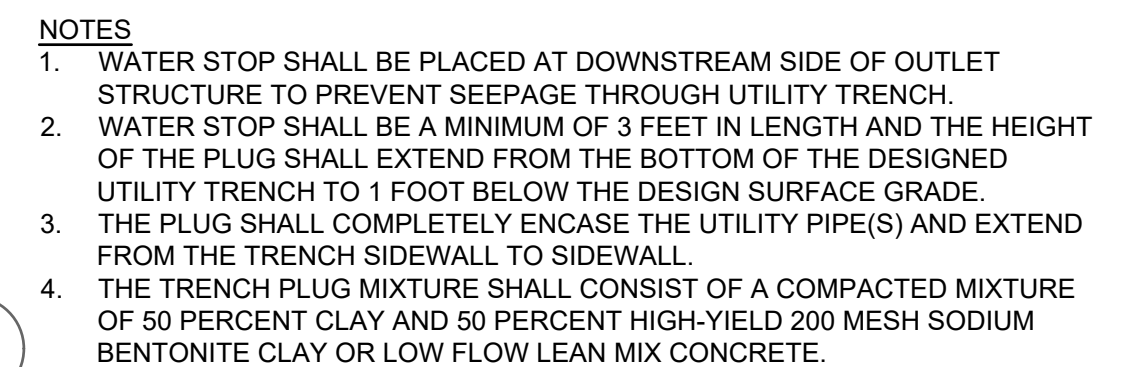
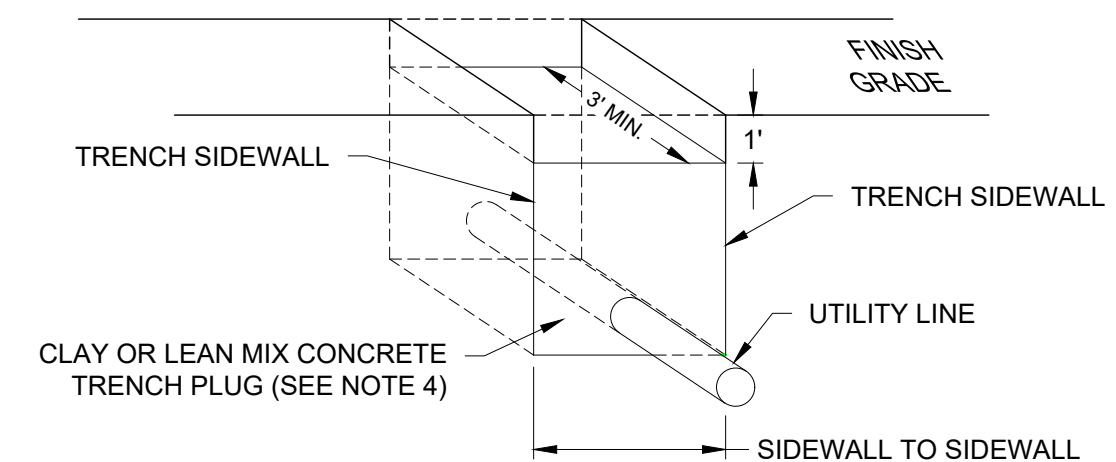
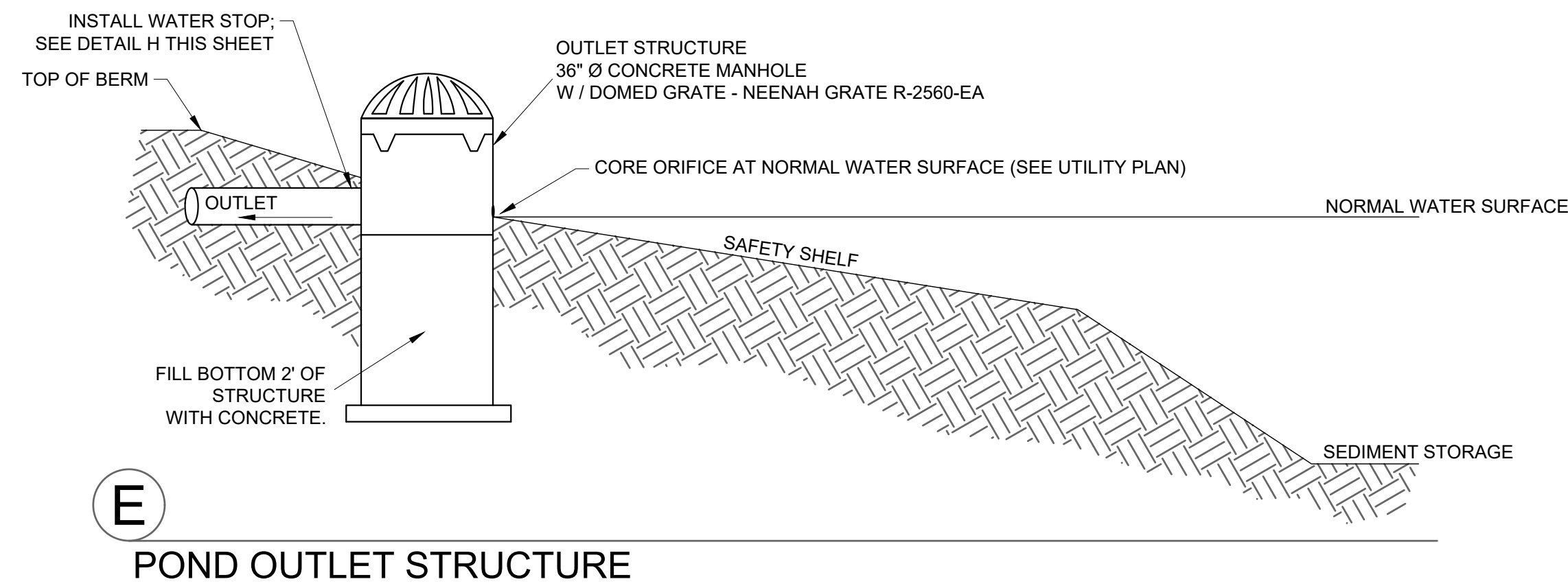
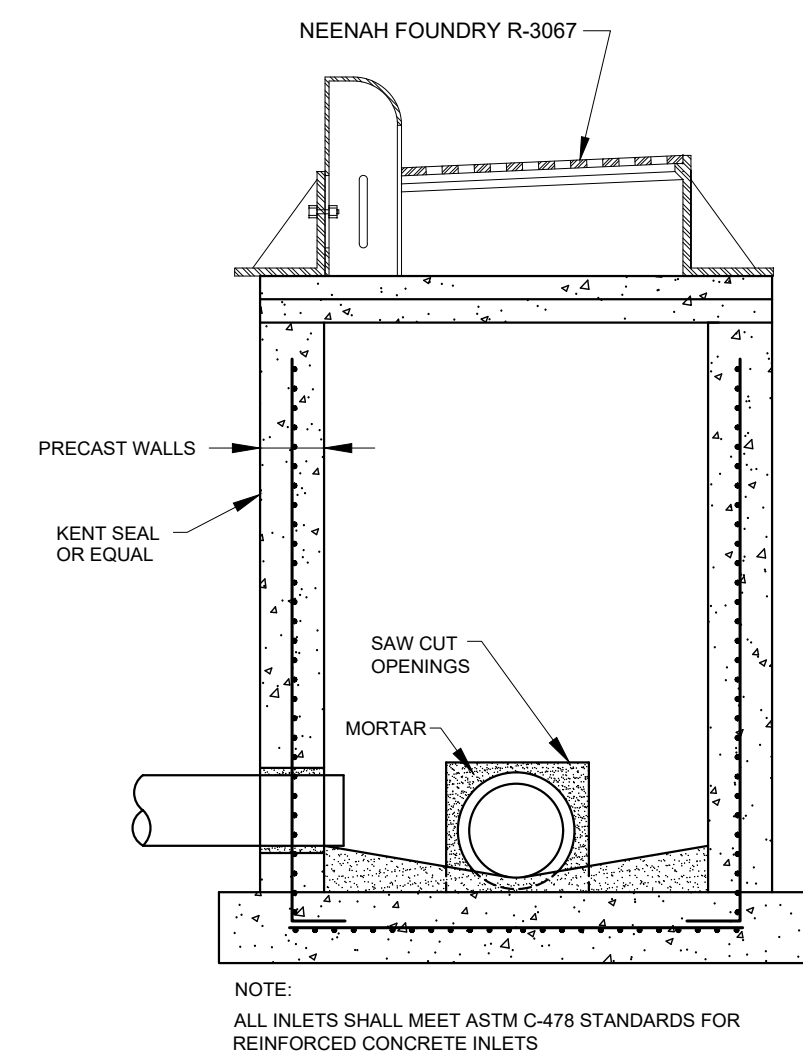
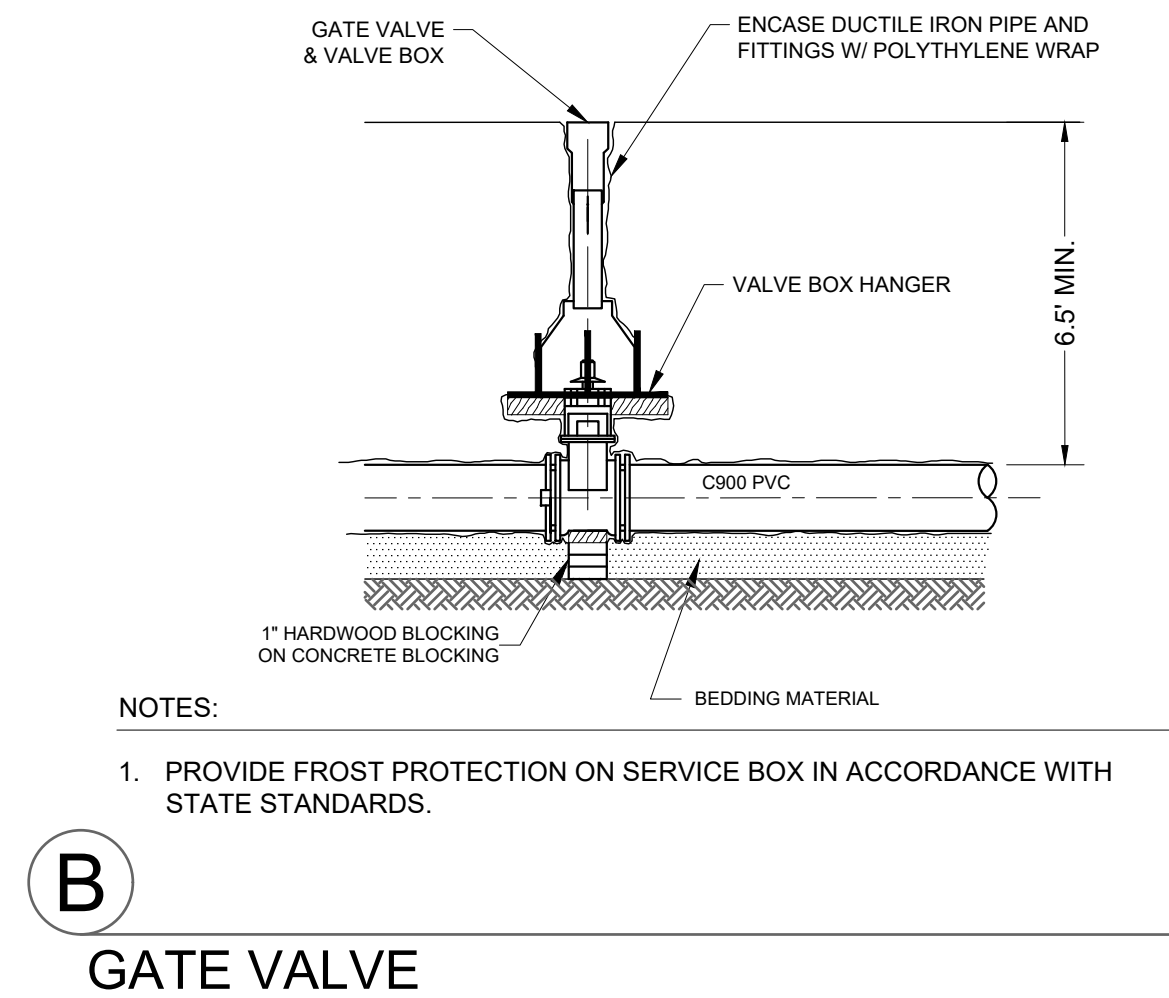


NOTES:

1. 'La' = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT
3. FILTER MATERIAL SHALL BE WDOT TYPE HR FILTER FABRIC







ISSUED FOR BID

NEXTGEN HOTELS

DAYCARE CENTER

UTILITY & GRADING DETAILS

REVISION DESCRIPTION

No.

DATE: SEPT 26, 2023

DRAFTED BY: RPH

CHECKED BY:

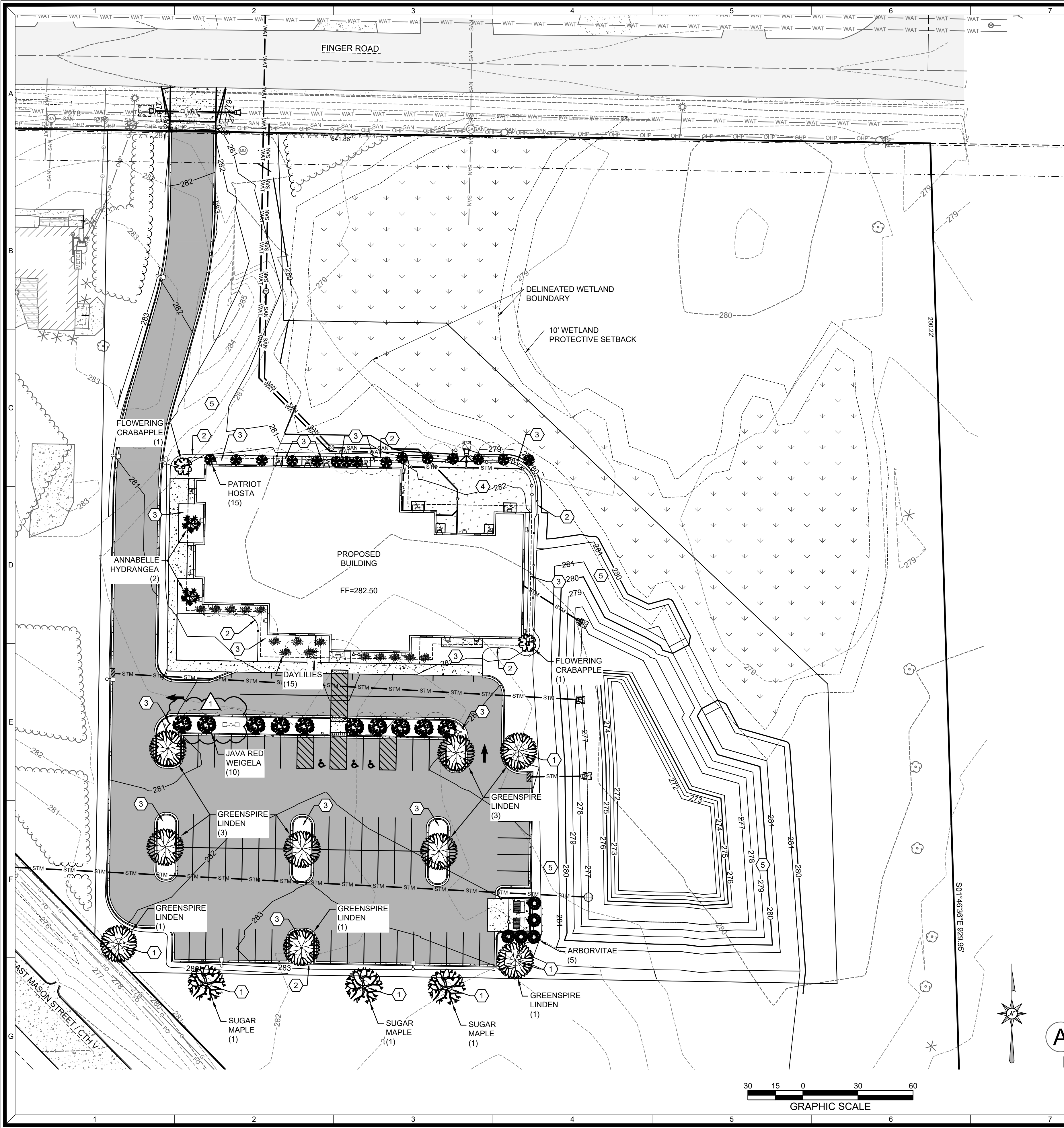
PROJECT NO.: 1649-20-23

DRAWING
NUMBER

SHEET NUMBER

C6.2

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SHEET KEY NOTES:

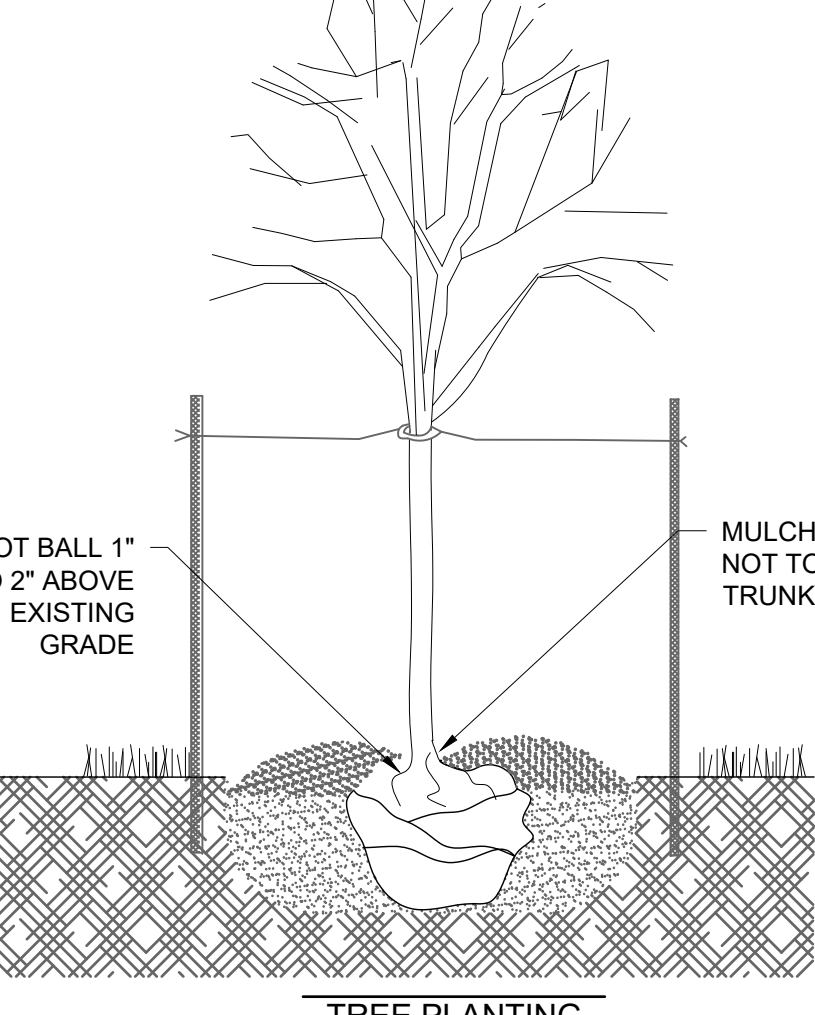
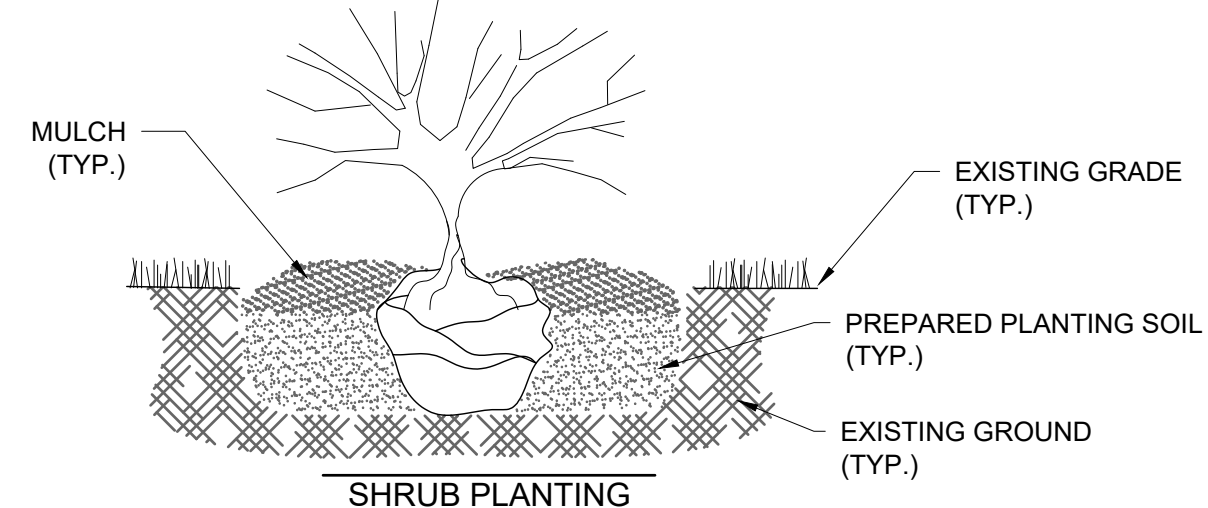
- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ STONE MULCH WITH WEED BARRIER FABRIC
- ④ ARTIFICIAL TURF
- ⑤ LAWN

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	SUGAR MAPLE	ACER SACCHARUM	3	2"
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	9	2"
	FLOWERING CRABAPPLE	MALUS 'ROSACEAE'	2	1 1/2"
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	5	6'
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	1	5 GAL.
	PATRIOT HOSTA	HOSTA 'PATRIOT'	15	5 GAL.
	JAVA RED WEIGELA	WEIGELA FLORIDA 'JAVA RED'	10	5 GAL.
	DAYLILIES	HEMEROCALLIS	15	1 GAL.

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH Wdot No. 40 GRASS MIX.



PLANTING NOTES:

- PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
- EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
- PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
- IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
- BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
- MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE).
- IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.

PLANTING DETAIL

ISSUED FOR BID

REVISION DESCRIPTION	NO.
9-21-2023 ADDED LIGHTING	1
DATE: SEPT 26, 2023	
DRAFTED BY: RPH	
CHECKED BY:	
PROJECT NO.: 1649-20-23	
DRAWING NUMBER	
SHEET NUMBER	
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Report to the Green Bay Plan Commission

MEETING DATE

October 9, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.3

(ZP 23-37) Public hearing on a request for a Conditional Use Permit at 2360 East Mason Street (Parcel 21-126-3-1) to allow a restaurant with drive-through within the Planned Unit Development ZO 13-21, submitted by Garritt Bader on behalf of Big Coffee East Mason LLC, property owner (Ald. W. Morgan, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

October 9, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.4

(ZP 23-37) Consideration with possible action on a request for a Conditional Use Permit at 2360 East Mason Street (Parcel 21-126-3-1) to allow a restaurant with drive-through within the Planned Unit Development ZO 13-21, submitted by Garritt Bader on behalf of Big Coffee East Mason LLC, property owner (Ald. W. Morgan, District 3).

BACKGROUND

Reason for Request: To allow the development of a drive-through café/coffee shop within area governed by Zoning Ordinance 13-21, which requires drive-through facilities to receive a Conditional Use Permit .

Surrounding Zoning and Land Uses:

SUBJECT: Planned Unit Development (PUD) Parking Lot

NORTH: Planned Unit Development (PUD) Drive-Through Restaurant

SOUTH: Planned Unit Development (PUD) East Town Shopping Center

EAST: Planned Unit Development (PUD) Parking Lot

WEST: Planned Unit Development (PUD) Credit Union/Financial Institution

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, addressed as 2360 East Mason Street, is located within the parking lot of the East Town Shopping Center to the southeast of the main entrance drive. It is a 22,000 square foot lot currently improved with surface parking and landscaped islands/medians. In 2021, the previous Planned Unit Development for the shopping center/mall was amended as ZO 13-21 and included the ability to create and develop “in-lots” to allow the shopping center to be redeveloped and expanded, providing more activity centers/businesses, reducing hard surface areas and increasing the tax base. Because the large parking area of the shopping center was originally constructed with little physical traffic control elements and the fact it facilitates travel for many vehicles to multiple locations, drive-through restaurants are required to receive a Conditional Use Permit prior to development.

The petitioner is proposing to develop a 3,100 square foot three-tenant building anchored on the western side with a predominately drive-through oriented café/coffee shop. It also includes six on-site parking spaces, a refuse enclosure and extensive landscaped islands/setbacks. Pedestrian circulation will be accommodated by the introduction of walks along the entire north and west lot lines linking the development’s main entrances to the overall shopping center, which will also include walks when redeveloped. Automobile circulation is proposed to include full two-way access from the main private drive, three one-way access points to the parking lot to the south, one two-way access drive to the parking lot to the east and one one-way egress drive to the private drive to the north. Additionally, a single drive-through lane, accessed via the internal drive aisle, will circulate around the building counterclockwise with the pick-up

window on the west facade. The proposed structure is to be oriented with its front façade facing south and include an outdoor patio area running the full length of the building. The structure will be an 18-foot-tall flat roofed structure sided with a variety of materials including EIFS, horizontal steel siding of multiple colors, corrugated panels, split-faced blocks, and knotted wood sunshade. All elements of the site plan meet code requirements and permits have been approved with the condition that the CUP is granted.

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

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

1. 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.
2. 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.
3. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
4. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
5. Adequate parking facilities as specified in Article XVIII of this chapter.
6. 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.

Staff asserts that this request meets the standards above, is in keeping with surrounding land uses, and is an appropriate use for the area. The East Town Mall “in-lot” redevelopment is generally auto-oriented, making a drive-through an appropriate addition to this development. The staff is additionally supportive of the development as they are proposing proper accommodation for pedestrians. It also continues the positive transformation of the once failing mall with continued growth and expansion of “in-lot” development, which will help to further revitalize and energize the long-standing shopping center.

Alderperson Mogan, the Willder Park Neighborhood Association, and property owners within 200-ft of the subject site 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

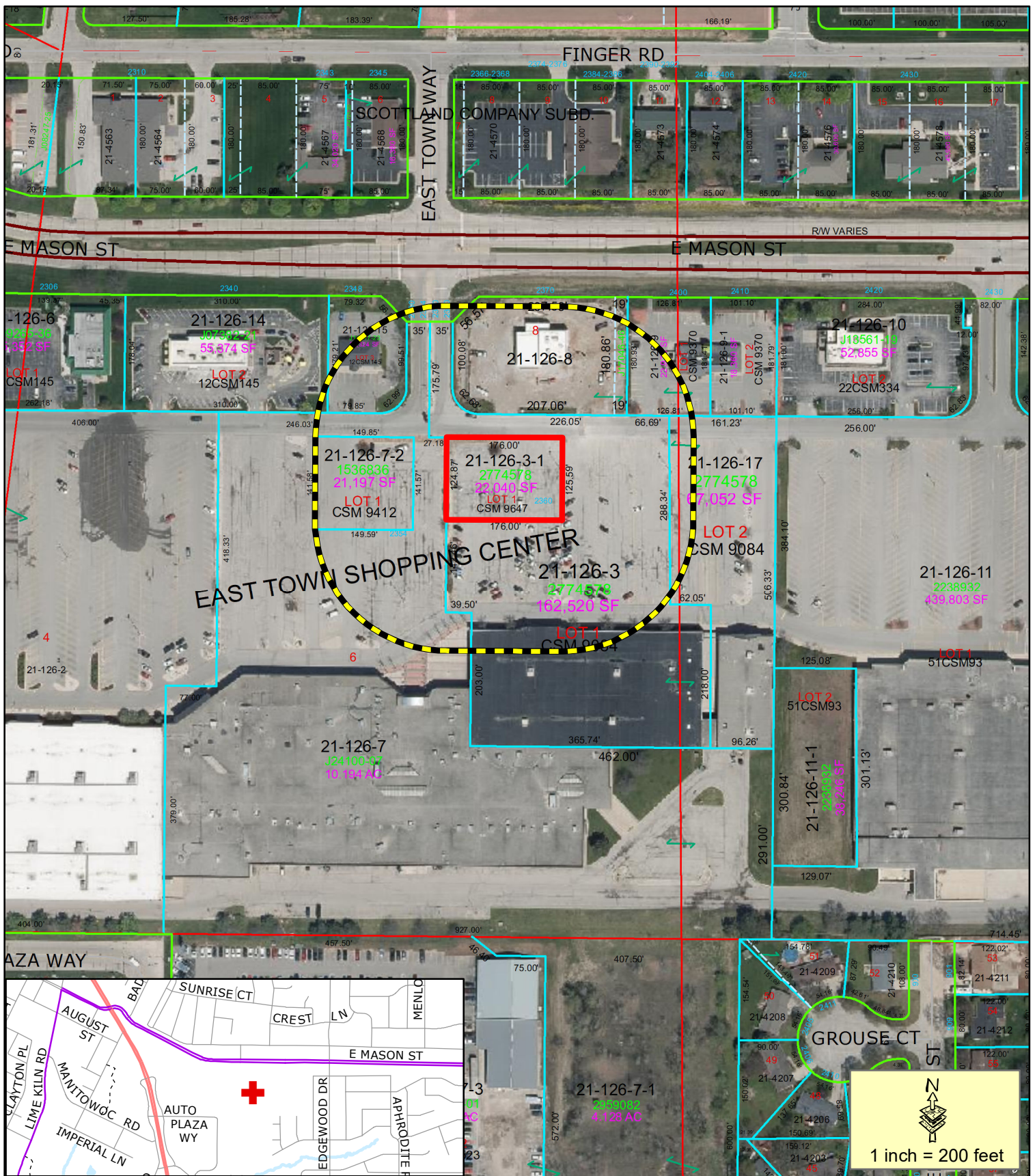
Approval of the request, subject to the following condition:

- a. Compliance with all other regulations of the Green Bay Municipal Code

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-37 Location Map
2. PC CUP Request - 9.17.23_Full



- Proposed CUP
- 200' 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 23-37) Proposed Conditional Use Permit (CUP) at 2360 East Mason St





REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 2364 E. Mason Street

Parcel Number(s): 21-126-3-1

Petitioner(s): Garritt R. Bader

Date: September 17, 2023

Email: gb@gb-re.com

Phone Number: (813) 500-0296

Address: 300 N. Van Buren Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: Big Coffee East Mason, LLC

Phone Number: Same

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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

I, Garritt R. Bader, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ 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 (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: September 17, 2023

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

This request in front of Plan Commission is to approve a Conditional Use Permit (CUP) for a restaurant drive-thru on the new “In-Lot #2” at East Town.

- This In-Lot is being carved out of the current Hobby Lobby & Five Below parking field, as seen on Slide #2. The city previously approved a similar “In-Lot” for Shoreline Credit Union in 2021 (also on Slide #2).
- The proposed building is 3,000 SF; the drive-thru is being requested to allow Biggby Coffee, a Michigan-based coffee chain and its Green Bay-based franchise owners, to open a new coffee shop in the 1,000 SF endcap on Slide #5. Building elevations are on Slides #7 & 8.
- This approval will allow the East Town rebirth to continue by (1) creating pedestrian connections within the shopping center and the adjacent neighborhoods; (2) further reducing the oversized asphalt parking lots; (3) creating new tax base; and (4) improving on-site greenspace, stormwater and aesthetics (including drive-thru landscape screening).

EAST TOWN

Rogan's Shoes
UNDER CONSTRUCTION
(Slide 4)

Burlington & Hallmark
UNDER CONSTRUCTION
(Slide 3)

Hobby Lobby Renovation Complete;
Five Below Now Open

Shoreline Credit Union
(In-Lot #1)

In-Lot #2:

New Neighborhood
Sidewalk Connections
(2024)

Ring Road

Panera
BREAD



COUSINS
— SUBS —

E. Mason Street

East Town Way

The approval of the CUP for In-Lot #2 will allow the East Town rebirth to continue. Recent efforts include the former mall building and Hobby Lobby renovations; Chipotle and Cousins restaurants; and Shoreline Credit Union. Hallmark, Burlington & Rogan's Shoes are the newest additions.

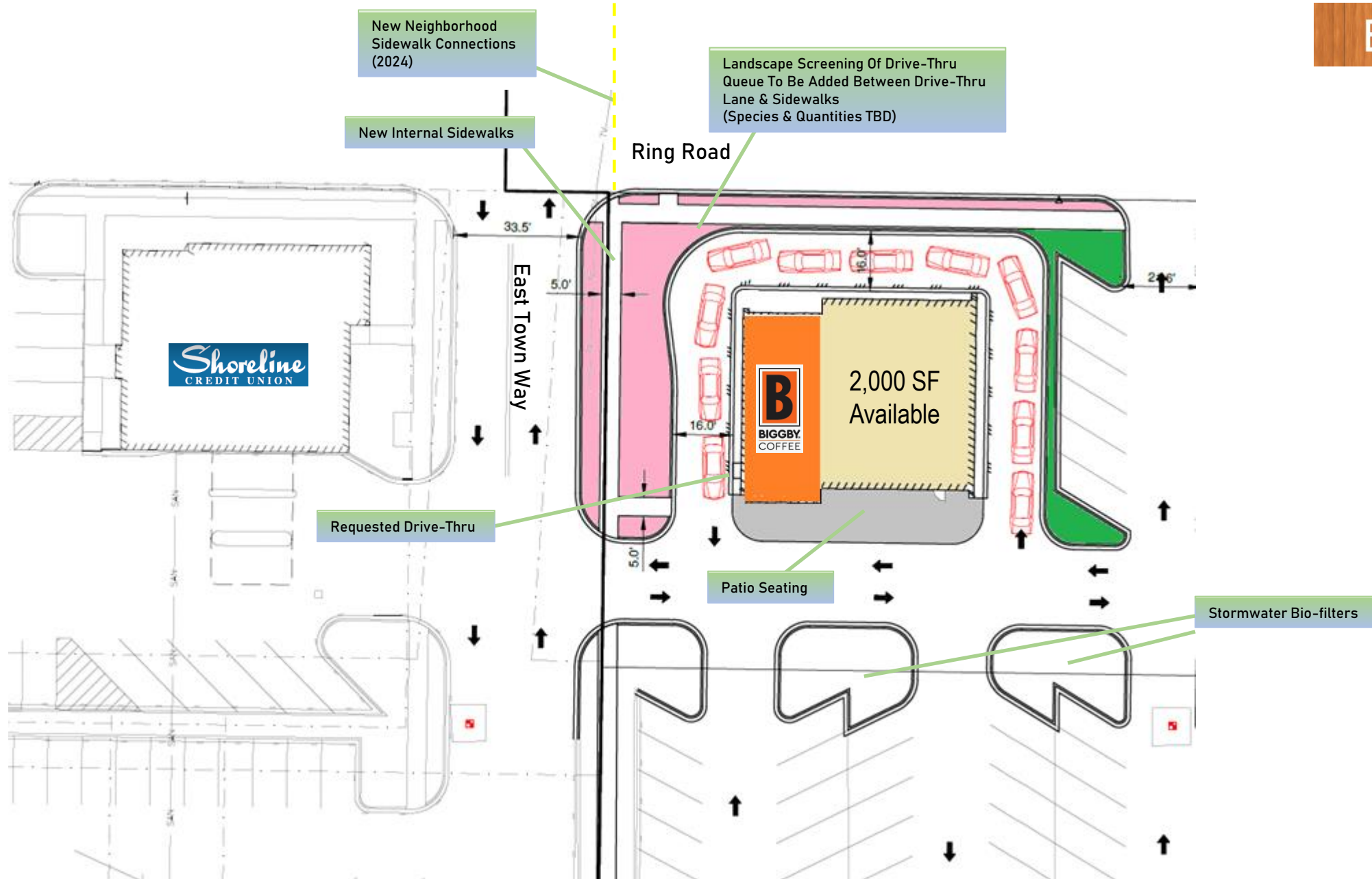
Hallmark is now open and Burlington will open in Spring 2024.



Construction is also now underway for a new Rogan's Shoes, to open in Fall 2023

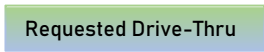
EAST TOWN





Building Plan

EAST TOWN



2,000 SF
Available

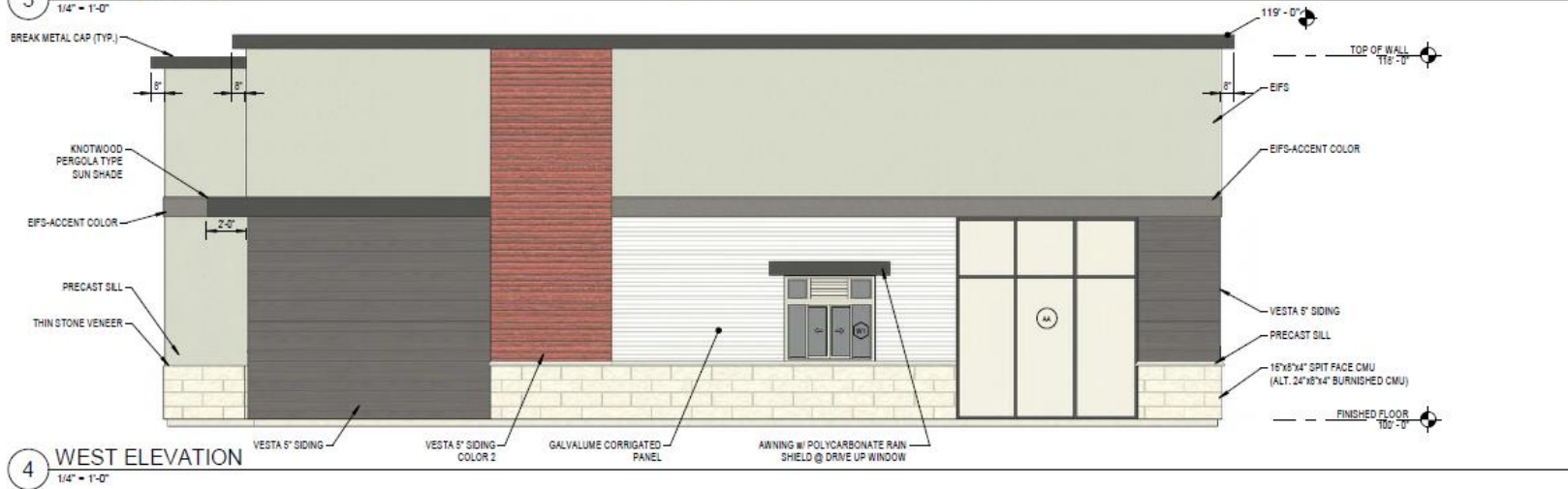
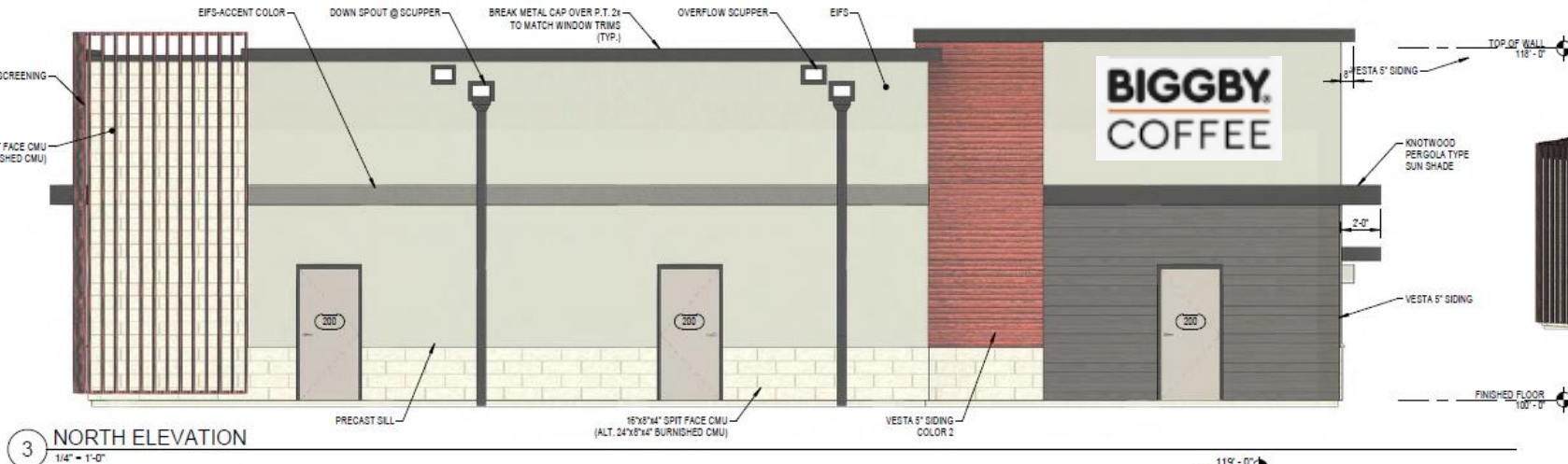
Exterior Renderings

EAST TOWN



Exterior Renderings

EAST TOWN





Report to the Green Bay Plan Commission

MEETING DATE

October 9, 2023

PREPARED BY

AGENDA ITEM # F.3

Held by Plan Commission on 9/25/23 - Denied by Common Council on 10/3/23: (ZP 23-25) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 201 N Monroe Avenue to allow Convenience Store and Fueling/Gas/Service Station uses in a (D1) Downtown District, submitted by Basudev Adhikari on behalf of Green Bay Retail Center LLC, property owner (Ald. R. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None