

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM SURGERY CENTER OF GREEN BAY – SITE PLAN AND DESIGN REVIEW ON PARCEL AL-2127, LOCATED AT 2825 S WEBSTER AVENUE

Date: 03 March 2017

Attached are the proposed plans submitted by the EV Acquisitions, LLC. for the site plan and design review of the proposed development of the Surgery Center of Green Bay at 2825 S. Webster Avenue (see attachments 1A, 1B). A representative from Ayres Associates will be present at the meeting to talk about the project and answer any questions.

Site Plan and Design Review Process

The site plan and design review process is an opportunity for the Village Board and the plan commission members to review and to ensure the plans meet village standards in regards to safety, efficiency, aesthetics, and legal concerns in a public forum. The village cannot consider the use of the parcel as part of the decision in this process, only review if the proposed development meets all site plan and design standards for this zoning district.

The proposed project is for parcels AL-2127, located at 2825 S. Webster Avenue. This parcel is zoned "C" Professional Office and Residence District" and the proposed use is allowed under this zoning classification. The village is asked to review the Surgery center of Green Bay development proposal and determine if the proposed project meets the zoning and design requirements required by the zoning code for this proposed use.

Staff Comments and Recommendation

Staff has reviewed the proposed plans and has provided the representatives from EV Acquisitions, LLC. with comments (see attachments 2A, 2B, 2C, 2D).

The Plan Commission reviewed at the February 27th meeting and recommended approval by the Village Board contingent on a parking and cross traffic easement agreement being produced between the two parcels (see attachment 3A), the exterior siding material chosen is compliant with applicable zoning requirements, staff comments be addressed, and a pedestrian access to Webster Avenue is provided.

Staff recommends approval by the petition by the Village Board, should all comments be addressed and necessary permits be filed prior to a final building permit being issued or a reasonable explanation (as determined by staff and the Village Board) as to why these comments were not addressed.

Village Board is asked to review and determine whether or not to approve the petition from EV Acquisitions, LLC., requesting a site plan and design review for a development on parcel AL-2127, located at 2825 S. Webster Avenue.

1A

**DEVELOPER CHECKLIST FOR COMPLETION OF
SITE PLAN REVIEW SUBMITTAL**
(\$125 required application fee)

Name of project: Surgery Center of Green Bay

Address of project: 2825 S Webster Avenue

Name of developer: _____ Name of owner: EV Acquisitions, LLC

***To be considered for the site plan review process, this checklist must be completed and submitted with the requested items listed below, required fees, and the erosion control and storm water management permit application as stated in Village ordinance 11.29.*

All site plans and subsequent revisions must be dated and drawn to an engineering scale no greater than one (1) inch equals one hundred (100) feet. Complete site plans shall include the following:

- 1. One (1) full size plan set.
- 2. Fifteen (15) eleven (11) inches by seventeen (17) inches plan sets.
- 3. One (1) digital copy (either a CD or DVD) containing AutoCAD.dwg files referenced to the Brown County Coordinate System NAD83, NAV88.

All plan sets shall include the following information:

- 1. Name and street address of project/development.
- 2. Name and mailing address of developer/owner.
- 3. Name and mailing address of engineer/architect.
- 4. North point indicator.
- 5. Scale.
- 6. Boundary lines of property, with dimensions.
- 7. Location, identification, and dimensions of existing and proposed:
 - ___ Topographic contours at a minimum interval of two (2) feet
 - ___ Adjacent streets and street rights-of-way
 - ___ On site streets and street rights-of-way
 - ___ Utilities and utility easements for electric; natural gas; telephone; water; sewer (sanitary and storm); fiber optic lines; and antenna, satellite dishes, and other
 - ___ communication poles and transmission lines
 - ___ All buildings and structures
 - ___ Parking facilities (with provisions for bicycles, scooters, and motorcycles)
 - ___ Water bodies and wetlands (including flood plain and floodway delineations)
 - ___ Surface water holding ponds, drainage ditches, and drainage patterns
 - ___ Sidewalks, walkways, trails, and driveways
 - ___ Off street loading areas and docks
 - ___ Fences and retaining walls
 - ___ All exterior signs
 - ___ Exterior refuse storage/collection areas
 - ___ Exterior lighting
 - ___ Traffic flow on and off site
- 8. Location of open space.
- 9. Site statistics, including site square footage, percent site coverage, percent open space, and floor area ratio.

- 10. Location and dimensions of proposed outdoor display areas.
- 11. Architectural rendering of the proposed structures and buildings, including all exterior dimensions, gross square footage of existing and proposed buildings and structures, and the description of all exterior finish materials.
- 12. Erosion control plans.
- 13. A staging plan for any projects involving more than one phase or construction season, including the timeline of construction, the proposed uses and structures of various service facilities, and the estimated completion dates.
- 14. Impact analysis to effects of a proposed development on activities, utilities, circulation, surrounding land uses, community facilities, noise, environment, and other factors.
- 15. Other information, not mentioned in Village Ordinance 11.29, considered pertinent by Village of Allouez staff and/or the developers shall include, but is not limited to:
 - Identification of adjacent properties within 200 feet of all boundaries and depiction of structures on those properties.
 - Location, identification, and dimensions of existing and proposed grading plans.
 - Location, identification, and dimensions of existing and proposed landscaping.
 - Location, identification, and dimensions of existing and proposed photometric lighting plans.
 - Storm water management plans.

Contact Information:

Administrator, Brad Lange
 Allouez Village Hall
 1900 Libal Street
 Green Bay, WI 54301-2453

Phone: (920)448-2800

Fax: (920)4482850

Email: brad@villageofallouez.com

Forms for Site Plan Review and the Village ordinances may be found at the Village website:

<http://www.villageofallouez.com/>

PROJECT NARRATIVE

Surgery Center of Green Bay Ambulatory Surgery Center

Village of Allouez, Wisconsin

Project Team:

Owner

EV Acquisitions, LLC

C/O Titledown Law

222 Cherry Street

Green Bay, WI 54301

Contact: Cynthia Caine Trevelen

Phone: 920-435-9393

Email: CTrevelen@titledownlaw.com

Architecture

Sperides Reiners Architects, Inc.

4200 West Old Shakopee Road

Suite 220

Bloomington, MN 55437

Contact: Nick Sperides

Phone: 952-996-9662

Email: nick@sra-mn.com

Civil Engineer

Ayres Associates

3376 Packerland Drive

Ashwaubenon, WI 54115

Contact: Craig Schuh, PE

Phone: 920-498-0970

Email: SchuhC@AyresAssociates.com

Landscape Architecture

Sperides Reiners Architects, Inc.

Project Site Data:

The site is southeast of the intersection of Wisconsin Highway 172 and Webster Ave South. It is east of the Fox River. The site is 0.72-acres (31,562 SF) accessible from a private drive to the east of the site. Highway 172 is the nearest major connector to the north while downtown Allouez is the major node north of the site. The proposed building is in the center of the site with parking on the west and southeast parts of the site

Use:

The proposed building is an ambulatory surgical center (ASC) serves the Green Bay area with operating rooms and associated staff and patient areas. The ASC will house its operational areas on grade level in approximately 6,750 square feet. Its mechanical space will be placed in its attic space in approximately 1,300 square feet.

The design team is working to resolve a complete exterior material palette with the owner. All materials will be compliant with Allouez Zoning Code 11.29 (9a). Contact architect for previous design study.

Light and light pollution

Parking lot standards will host full cut-off fixtures with less than .5 foot candles reaching the property line in any direction. Building mounted lighting includes full cut-off housings to eliminating glare and unwanted light wash. Architecturally integrated lights are added at the accessible entrances to provide path lighting.

Impact analysis

The ASC will benefit the community and provide a professional environment to care for health in the Green Bay area. Area activities will not be impacted. Its impact to utilities is depicted on the civil engineer's plans. Additionally, circulation is not impacted as the building sits within a buildable site; the street and parking circulation remain intact.

Impact to the surrounding land uses is positive. Surrounding uses include a correctional facility, an aquatic center, and orthodontic practices. These uses likely would benefit from having a state of the art surgical practice in their proximity.

Impact to the environment, noise, and community would also be positive. The ASC structure fills in a gap within the surrounding built-up neighborhood. The ASC weaves into the neighboring community with a hipped roof, high quality construction materials, and integrated mechanical space.

Sustainable Initiatives Summary

Sustainable initiatives are a priority in responsible design practiced and implemented by Sperides Reiners Architects. The ASC will have a variety of daylighting strategies, including building footprint dimensions that allow for the use of exterior windows directly into occupied waiting spaces. Additionally, the building will also integrate efficient systems and envelope designs to maximize its operational efficiencies and economics.

EV Acquisitions LLC
C/O Titledown Law
222 Cherry Street
Green Bay, WI 54301



**Surgery Center of Green Bay
Ambulatory Surgery Center**
Village of Allouez, Wisconsin

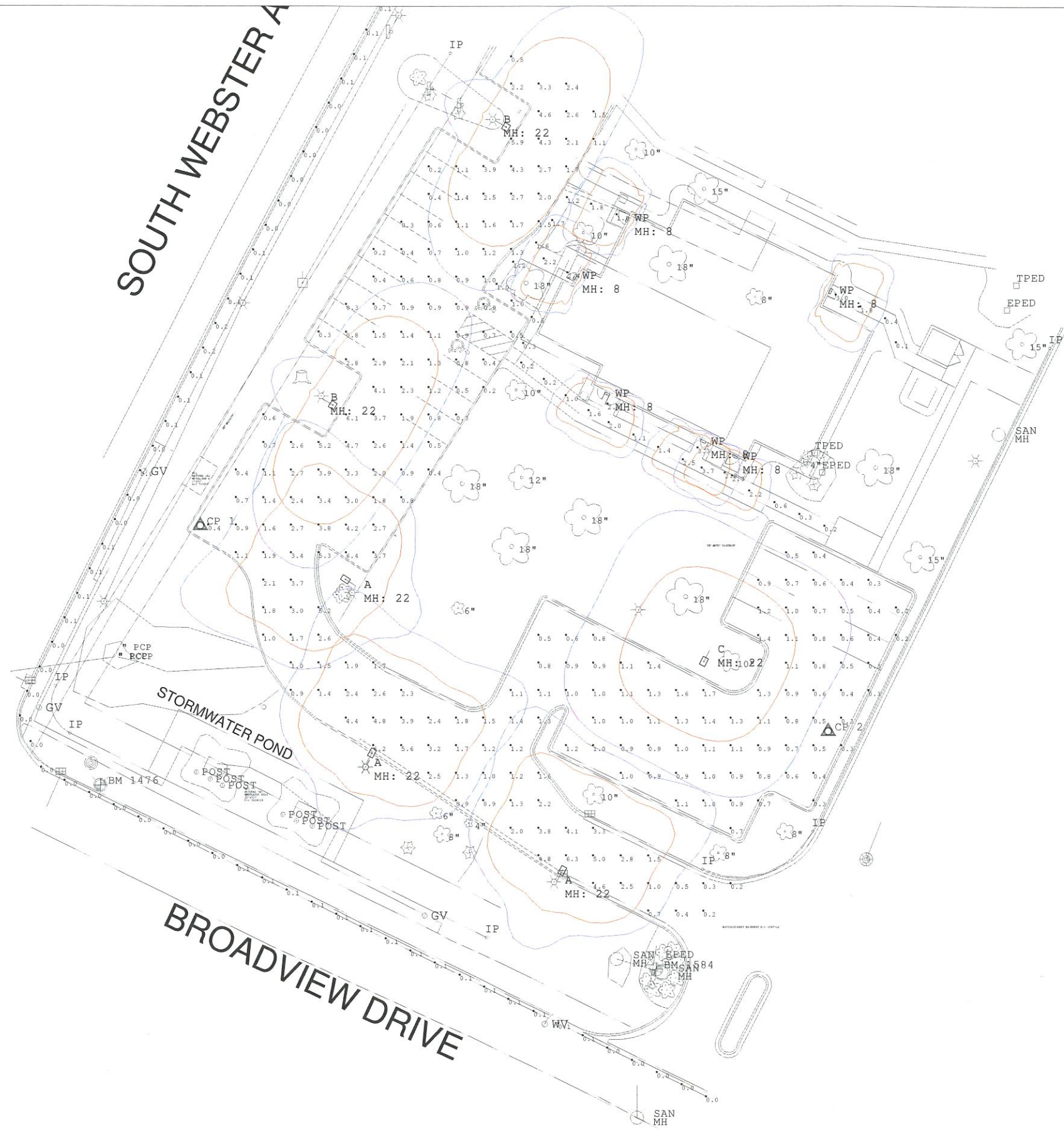
Stormwater Management Plan

The Surgery Center of Green Bay is proposing to build a new facility containing approximately 7,000 square feet of level floor space. Additionally, sidewalk and landscaping will be installed around the proposed building along with a generator and dumpster pad. No other site improvements are expected to take place with the exception of a bioretention area which will be constructed in the southwest corner of the site.

Per the Village of Allouez codes and ordinances, this site is exempt from meeting the total suspended solids (TSS) and total phosphorus (TP) reduction requirements for the Fox River TMDL along with peak discharge requirements. The proposed site does not have more than 20,000 square feet of impervious surface disturbance or more than one acre of total land disturbance. Although the site is not required to meet the listed reduction levels, the bioretention area serves as an appropriate best management practice (BMP) in order to reduce TSS and TP loading as well as peak discharges.

The bioretention area shall be maintained and warranted by the Contractor for a duration of two years after installation. Maintenance activities include; but are not limited to: erosion control repair, weed control, trash removal, plant replacements as necessary, biomass cutting and removal at the end of the season. Following the two-year warranty period, the property owners will accept all maintenance responsibilities.





NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NE sidewalk	Illuminance	Fc	1.33	3.0	0.1	13.30	30.00
NW sidewalk	Illuminance	Fc	1.81	2.4	1.2	1.51	2.00
Parking Lot	Illuminance	Fc	1.64	6.4	0.2	8.20	32.00
Roadway Edge	Illuminance	Fc	0.05	0.2	0.0	N/A	N/A
SW Sidewalk	Illuminance	Fc	1.44	3.7	0.2	7.20	18.50

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts
□	3	A	SINGLE	12463	0.900	ASL-16L-5K-210-4	123.8
□	2	B	SINGLE	12175	0.900	ASL-16L-5K-210-3	123.8
□	1	C	SINGLE	12283	0.900	ASL-16L-5K-210-5	123.8
□	6	WP	SINGLE	1442	0.900	LNC-7LU-5K-4	17.4

MLAZGAR ASSOCIATES
 720 Larry Ct.
 Waukesha, WI 53186
 (P) 414-943-1915
 www.mlazgar.com

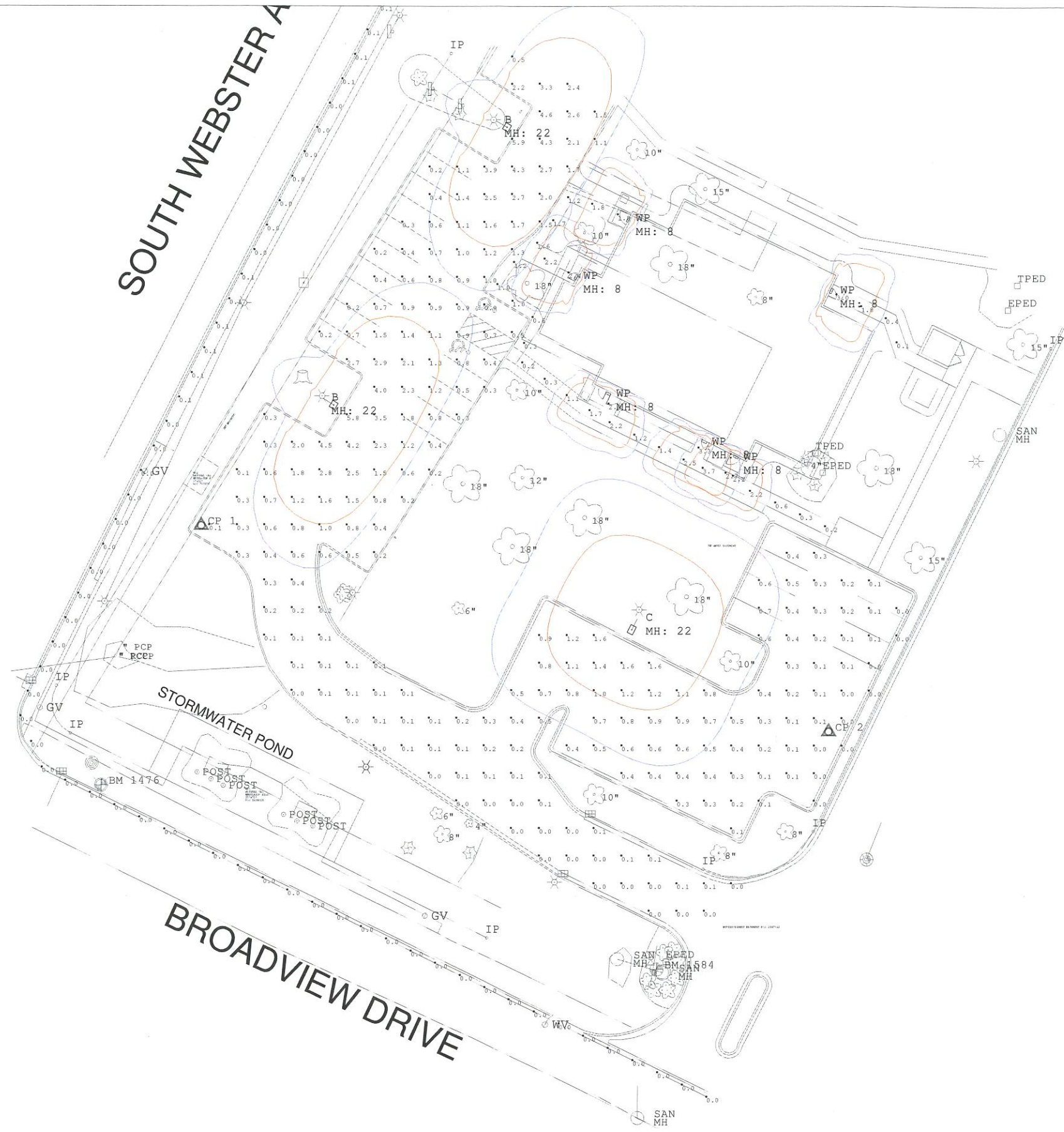


#	Date	Comments
Revisions		

Drawn By: AJJS
 Checked By:
 Date: 2/6/2017
 Scale: 1" = 20'

Surgery Center of GB

Site



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NE sidewalk	Illuminance	Fc	1.33	3.0	0.1	13.30	30.00
NW sidewalk	Illuminance	Fc	1.81	2.4	1.2	1.51	2.00
Parking Lot	Illuminance	Fc	0.79	5.9	0.0	N.A.	N.A.
Roadway Edge	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
SW Sidewalk	Illuminance	Fc	1.46	3.7	0.2	7.30	18.50

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts
□	2	B	SINGLE	12175	0.900	ASL-16L-5K-210-3	123.8
□	1	C	SINGLE	12283	0.900	ASL-16L-5K-210-5	123.8
□	6	WP	SINGLE	1442	0.900	LCN-7LU-5K-4	17.4

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#	Date	Comments
Revisions		

Drawn By: AJS
 Checked By:
 Date: 2/10/2017
 Scale: 1" = 20'

Surgery Center of GB
Site



WISCONSIN DEPARTMENT OF CORRECTIONS
PARCEL ID: AL-119

S. WEBSTER AVENUE

ELLB LLC
PARCEL ID: AL-2126

CEREBRAL PALSY INC
PARCEL ID: AL-1149-906

EV ACQUISITIONS
PARCEL ID: AL-2127

EV ACQUISITIONS
PARCEL ID: AL-2128

WILKE REAL ESTATE LLC
PARCEL ID: AL-1149-905

WAUBENOOR COURT

BROADVIEW DRIVE

TWO ALLOUEZ
PROPERTIES LLC
PARCEL ID: AL-494

THE CZARNECKI FAMILY
LTD LIABILITY CO
PARCEL ID: AL-120-14-3



0 40 80

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SPRIDES REINERS ARCHITECTS, INC
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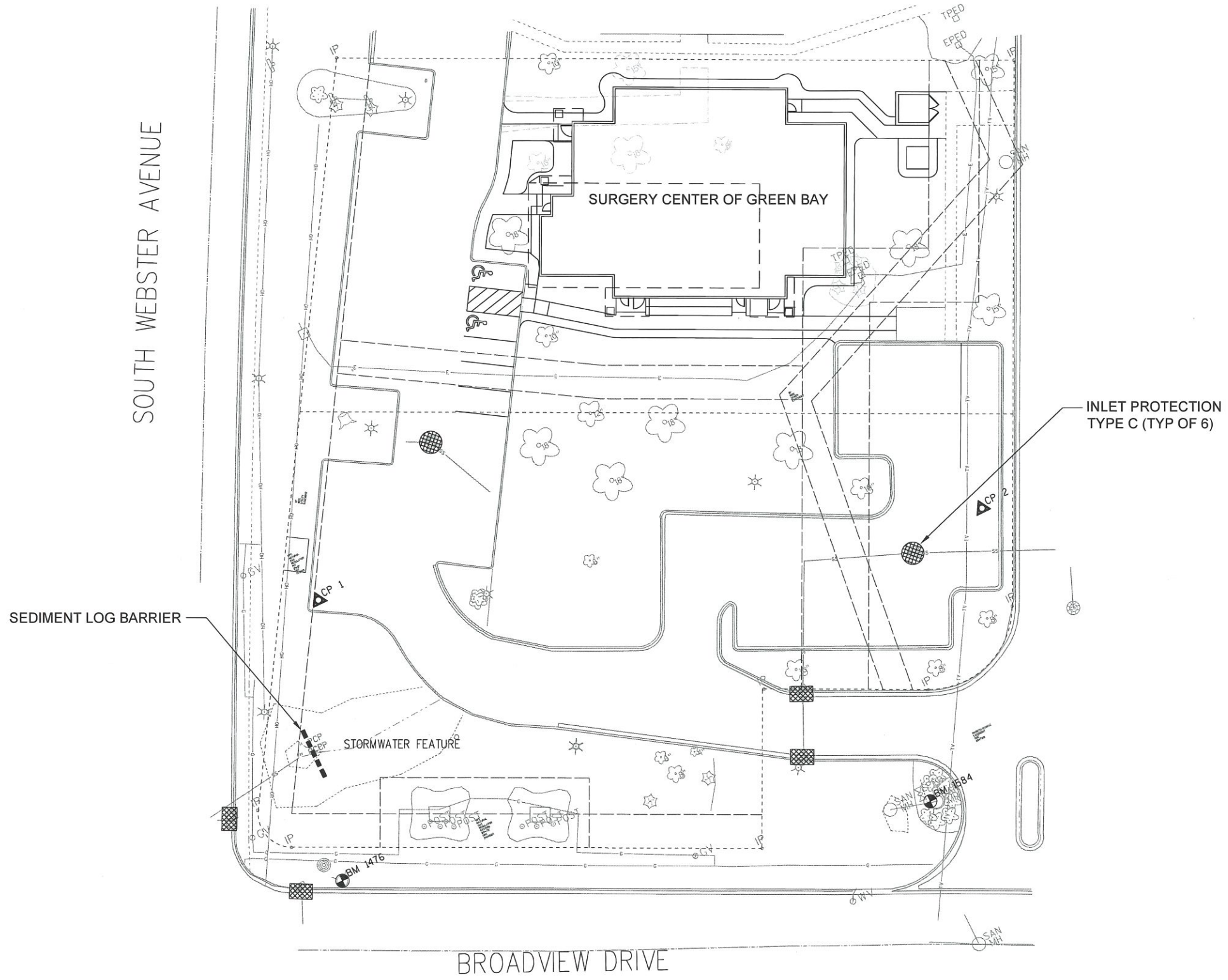
ISSUE:
01.10.2017 SCHEMATIC DESIGN
02.10.2017 CITY SUBMITTAL

SURGERY CENTER
OF GREEN BAY
2825 S. WEBSTER AVENUE
ALLOUEZ, WI 54301

• PROPERTY IDENTIFICATION PLAN

PROJECT NO: 16-064
DRAWN BY: A.E.
CHECKED BY: C.S.

C1.0



SOUTH WEBSTER AVENUE

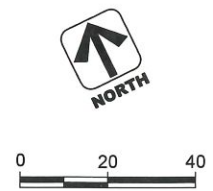
BROADVIEW DRIVE

SURGERY CENTER OF GREEN BAY

SEDIMENT LOG BARRIER

STORMWATER FEATURE

INLET PROTECTION
TYPE C (TYP OF 6)



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	△	
	△	
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SURGERY CENTER OF GREEN BAY
2825 S. WEBSTER AVENUE
ALLOUEZ, WI 54301

• EROSION CONTROL PLAN

PROJECT NO: 16-064
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CHECKED BY: C.S.

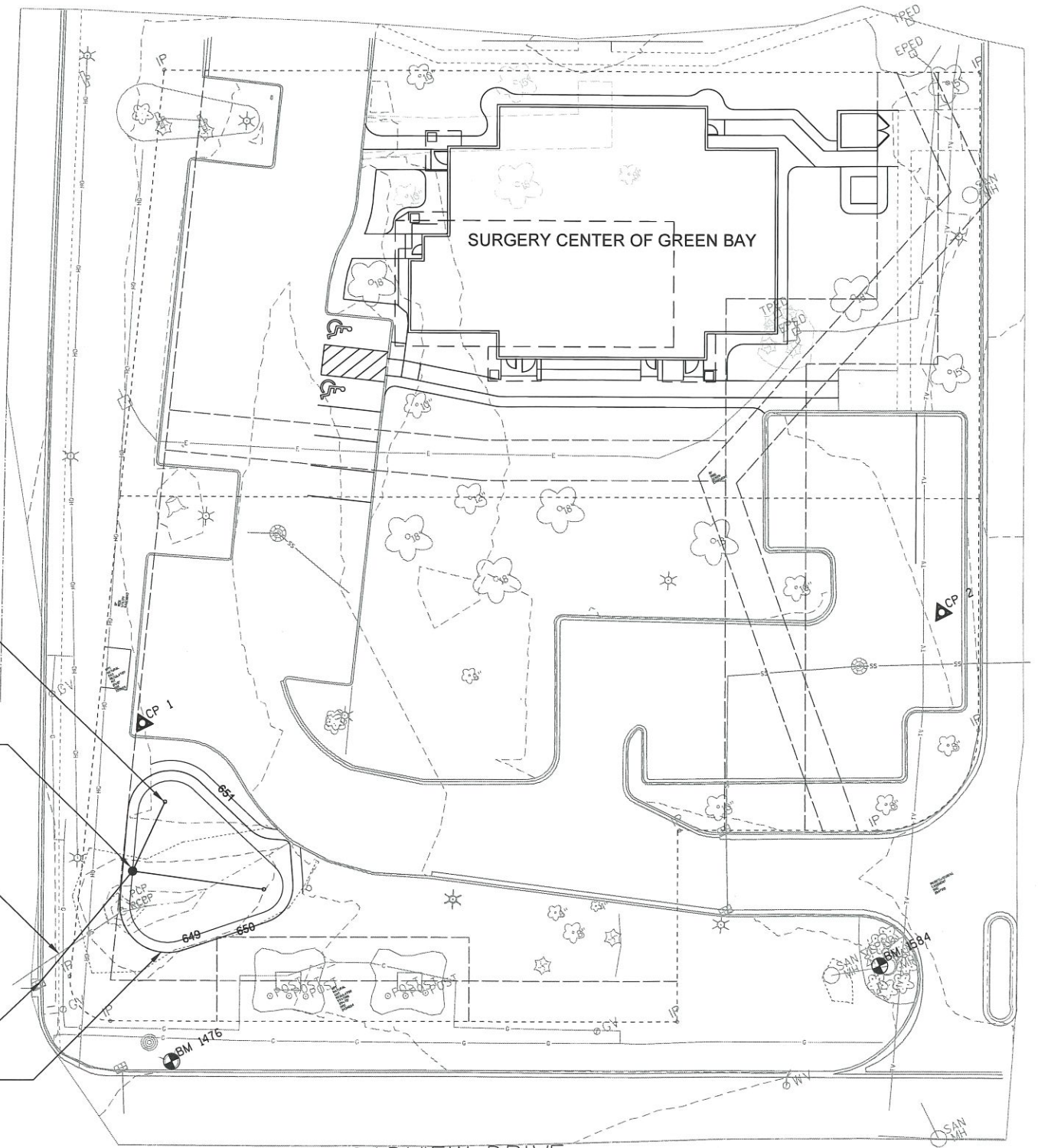
C2.0



SOUTH WEBSTER AVENUE

BROADVIEW DRIVE

SURGERY CENTER OF GREEN BAY



6" PERFORATED PVC UNDERDRAIN
W/ FILTER SOCK AND CLEANOUT
(TYP OF 2)

24" DIAMETER OUTFALL STRUCTURE
RIM: 649.75
10" PVC INV SW: 646.50
6" UNDERDRAIN: 646.50

REMOVE EXISTING CULVERT PIPE TO
BACK OF SIDEWALK, BULKHEAD AND
ABANDON REMAINING PIPE

CONNECT TO EXISTING INLET
10" PVC INV NE: 646.00

SEE LANDSCAPING PLAN FOR PLANTING AND
SEEDING REQUIREMENTS OF BIORETENTION AREA.
EROSION MAT (700 SF) ON ALL 3:1 SLOPES

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02.10.2017	△	CITY SUBMITTAL
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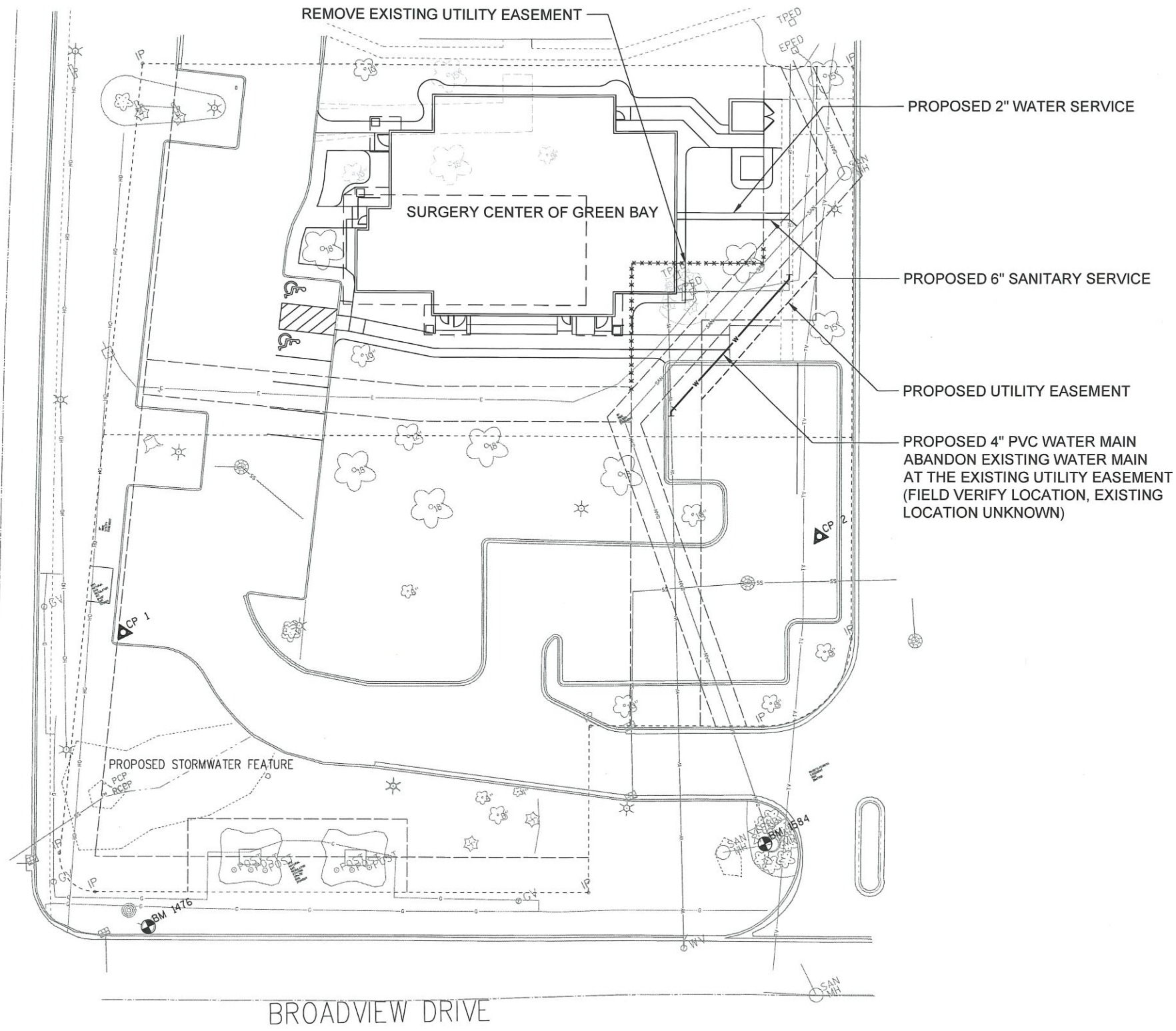
**SURGERY CENTER
OF GREEN BAY**
2825 S. WEBSTER AVENUE
ALLOUEZ, WI 54301

• GRADING
AND
STORMWATER
MANAGEMENT
PLAN

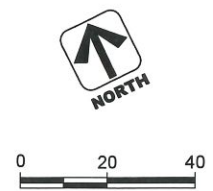
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BROADVIEW DRIVE



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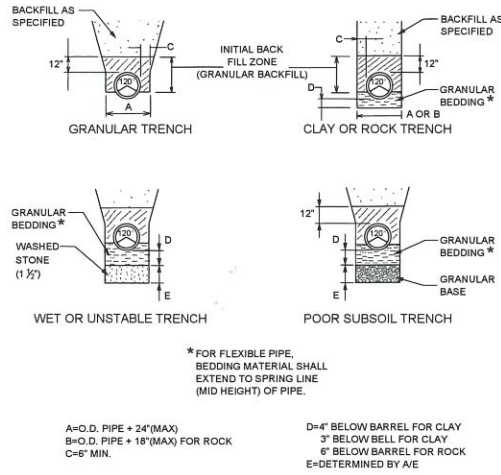
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SURGERY CENTER OF GREEN BAY
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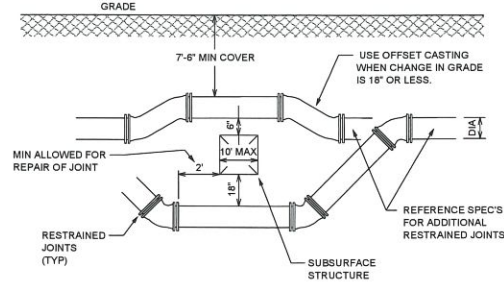
• UTILITIES PLAN

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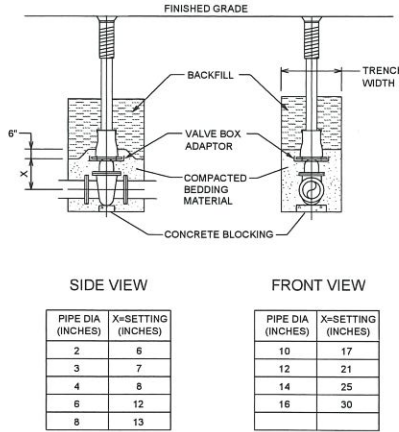
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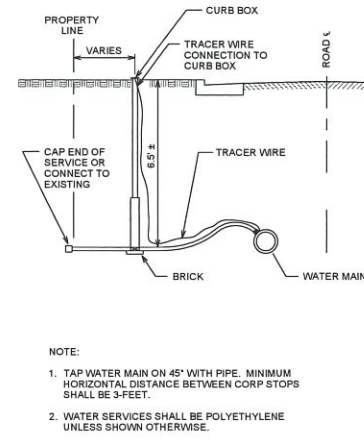
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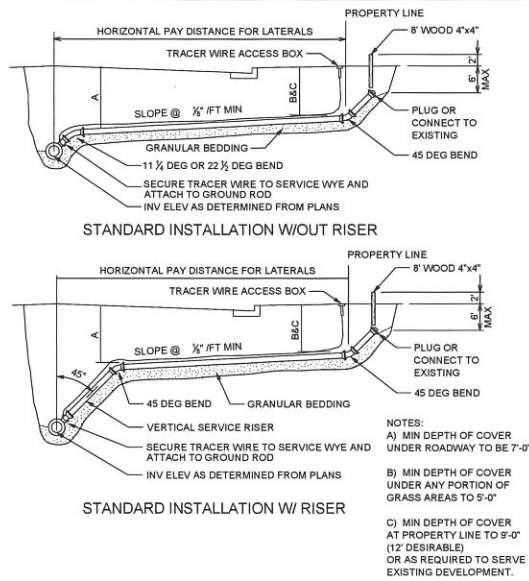
02 OFFSET W/RESTRAINED JOINTS (WATER MAIN AND FORCE MAIN)
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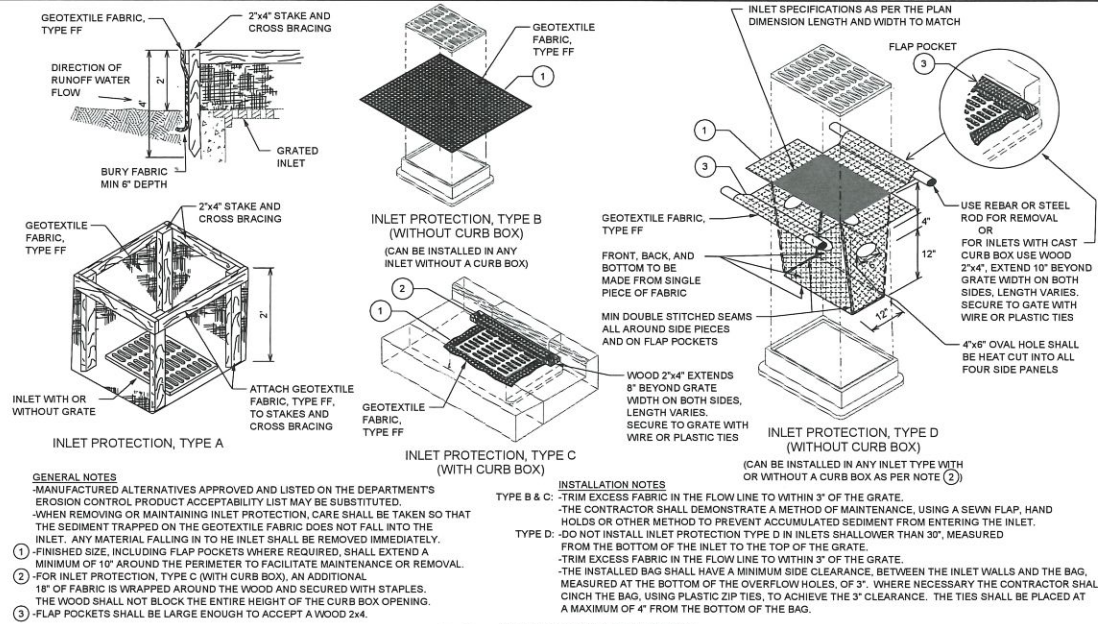
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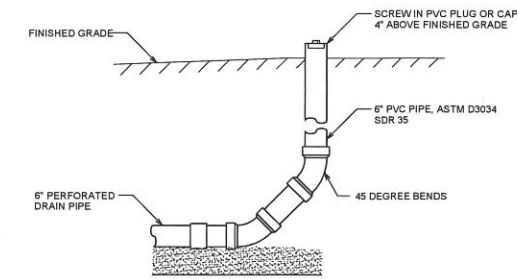
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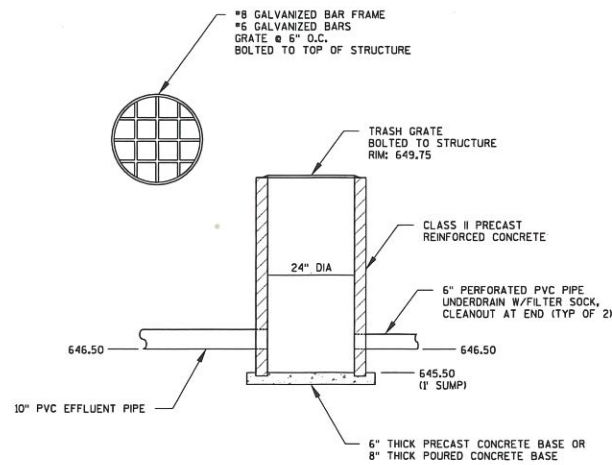
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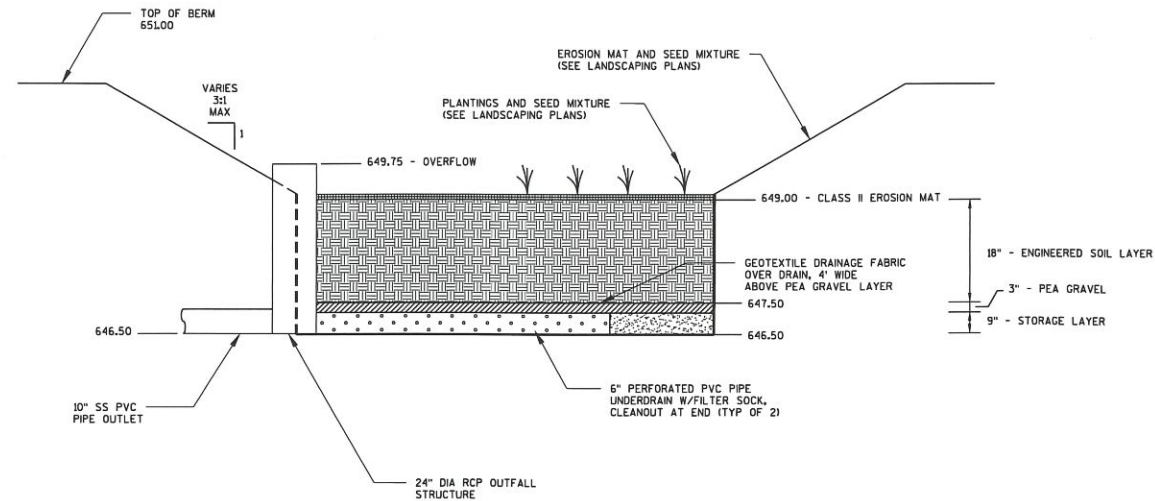
06 INLET PROTECTION
NOT TO SCALE



07 CLEANOUT
NOT TO SCALE



08 BIORETENTION OUTFALL STRUCTURE
NOT TO SCALE



09 BIORETENTION DETAIL
NOT TO SCALE

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CIVIL ENGINEER

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NAME: _____ REG. NO: ####

NAME: _____ REG. NO: ####

DATE: _____

ISSUE:

01.10.2017 Δ SCHEMATIC DESIGN

02.10.2017 Δ CITY SUBMITTAL

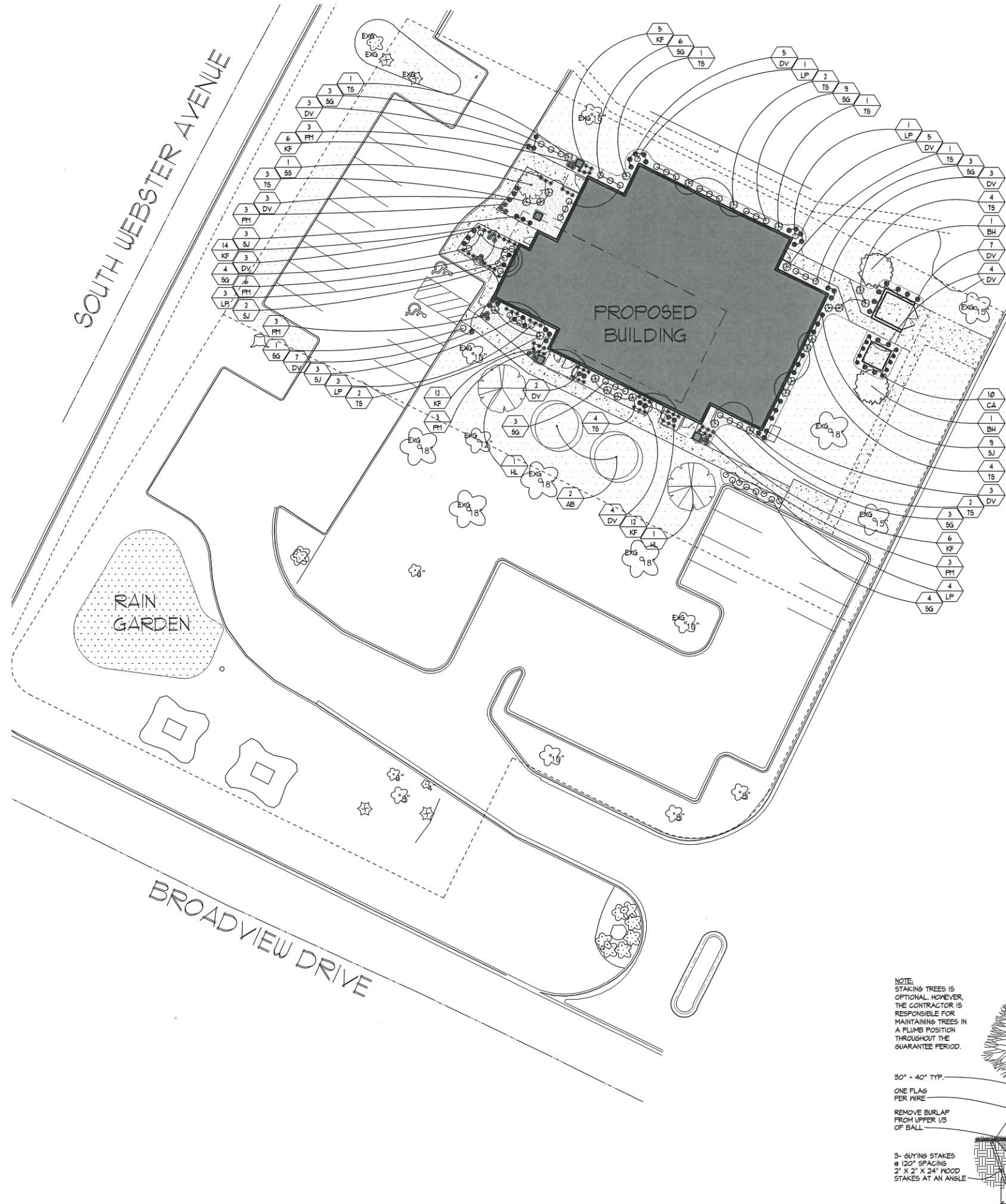
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SURGERY CENTER OF GREEN BAY
2825 S WEBSTER AVENUE
ALLOUEZ, WI 54301

CIVIL CONSTRUCTION DETAILS

PROJECT NO: 16-064
DRAWN BY: A.E.
CHECKED BY: C.S.

C5.0



PLAN SYMBOL	QUANTITY	PPG	CODE	PLANT SCHEDULE				
OVERSTORY TREES								
CODE	SYM.	QTY.	SIZE	ROOT	MATURE SIZE	COMMON NAME	LATIN NAME	REMARKS
AB	⊙	2	2.5' CAL.	B&B	4' H x 28' W	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	STRAIGHT LEADER
HL	⊙	2	2.5' CAL.	B&B	25' H x 24' W	Imperial Honeylocust	Gleditsia v'acanthos thymos 'Imperial'	STRAIGHT LEADER
CONIFEROUS TREES								
CODE	SYM.	QTY.	SIZE	ROOT	SIZE	COMMON NAME	LATIN NAME	REMARKS
BH	⊙	2	6' HT	B&B	35' H x 20' W	Black Hills Spruce	Picea glauca densata	STRAIGHT LEADER
ORNAMENTAL TREES								
CODE	SYM.	QTY.	SIZE	ROOT	MATURE SIZE	COMMON NAME	LATIN NAME	REMARKS
SS	⊙	1	1.5' CAL.	B&B	2' H x 14' W	Spring Snow Crabapple	Malus 'Spring Snow'	STRAIGHT LEADER
DECIDUOUS SHRUBS								
CODE	SYM.	QTY.	SIZE	ROOT	SIZE	COMMON NAME	LATIN NAME	REMARKS
DV	⊙	48	#5 CONT	POT	4' H	Dwarf European Viburnum	Viburnum opulus 'Nanum'	-
TS	⊙	25	#5 CONT	POT	3.5' H x 3.5' W	Tor Spruce	Spiraea betulifolia 'Tor'	-
LP	⊙	12	#5 CONT	POT	2.5' H x 2.5' W	Little Princess Spirea	Spiraea japonica 'Little Princess'	-
EVERGREEN SHRUBS								
CODE	SYM.	QTY.	SIZE	ROOT	SIZE	COMMON NAME	LATIN NAME	REMARKS
CA	⊙	10	48" HT	POT	9' H x 3.5' W	Columnar Arborvitae	Thuja occidentalis 'Columnar'	-
SG	⊙	30	#5 CONT	POT	6' H x 6' W	Sea Green Juniper	Juniperus chinensis 'Sea Green'	-
SJ	⊙	15	#5 CONT	POT	1.5' H	Scandia Juniper	Juniperus sibirica 'Scandia'	-
GRASSES/PERENNIALS								
CODE	SYM.	QTY.	SIZE	ROOT	SIZE	COMMON NAME	LATIN NAME	REMARKS
KF	⊙	55	#1 CONT	POT	5' H x 2' W	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	-
PM	⊙	21	#1 CONT	POT	1.5' H x 1.5' W	Pardon Me Daylily	Hemerocallis 'Pardon Me'	-
GROUND COVER								
SYMBOL	DESCRIPTION	REMARKS						
⊙	RANGARDEN	SEE SEED MIXTURES						
⊙	NEW CONCRETE SIDEWALKS	-						
⊙	BITUMINOUS PARKING/DRIVE AREA	SEE NOTE #1						
⊙	BUFF LANDSCAPE ROCK AREA FOR PLANTINGS	SEE NOTE #2						

PLAN SYMBOL	QUANTITY	PPG	CODE	SEED MIXTURES	
RAIN GARDEN PLANTING PROFILE					
A. RAIN GARDEN EDGES AND SLOPES					
#	NAME	SCIENTIFIC NAME			
1	BUTTERFLY FLOWER	ASCLEPIAS TUBEROSA			
2	PURPLE PRAIRIE CLOVER	DALEA PURPUREUM			
3	FEATHER REED GRASS	CALAMAGROSTIS KARL FOERSTER			
4	PURPLE CONEFLOWER	ECHINACEA PURPUREA			
5	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'			
6	OBEDIENT PLANT	PHYSTOSTEGIA VIRGINIANUM			
B. RAIN GARDEN BOTTOMS					
#	NAME	SCIENTIFIC NAME			
1	JOE-PYE WEED	EUPATORIUM MACULATUM			
2	CARDINAL FLOWER	LOBELIA CARDINALIS			
3	PINK TURTLE-HEAD	CHELONE SPP.			
4	VIRGINIA BLUEBELLS	MERTENSIA VIRGINIANA			
5	SWITCHGRASS 'HEAVY METAL'	PANICUM VIRGATUM 'HEAVY METAL'			

LANDSCAPE NOTES:

- ALL PLANTING IN TURF AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY OR BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY PLUMBING CODES AND REQUIREMENTS.
- EDGE ALL SHRUB AND PERENNIAL BEDS WITH SIX (6) INCH WIDE BY 1/8" THICK BLACK POWDER COATED GALVANIZED STEEL LANDSCAPE EDGING.
- PROVIDE FOUR (4) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES LOCATED IN TURF AREAS. NO VINYL EDGING IS REQUIRED FOR TREES LOCATED IN SHRUB AREAS AND SEEDING AREAS.
- PROVIDE FOUR (4) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB AREAS.
- PROVIDE THREE (3) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL PERENNIAL AREAS.
- PROVIDE THREE (3) INCH DEPTH OF ONE AND ONE-HALF (1.5) INCH RIVER ROCK OVER BLACK LANDSCAPE FABRIC UNLESS OTHERWISE NOTED ON PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY ARCHITECT FOR RESOLUTION.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE AND LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE AND DISFIGURATION.
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY IN THE QUANTITIES SHOWN ON THE PLAN SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
- SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE LAWN SOD, FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF TOPSOIL AND THOROUGHLY FERTILIZE BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION.
- PLANTING SOIL FOR BACKFILLING TO BE TOPSOIL WITH 3 LBS. OF COMMERCIAL FERTILIZER AND ONE-FIFTH YARD OF PEAT HUMMUS PER CUBIC YARD. TOPSOIL TO BE SELECT TOPSOIL BORROW.
- SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PERENNIAL BEDS PRIOR TO PLANTING.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT GUARANTY PERIOD. THE GUARANTY PERIOD IS TWO GROWING SEASONS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE.

LANDSCAPING:

VILLAGE OF ALLOUEZ ZONING CODE 11.29 (10-8)
AT LEAST 20 PERCENT OF THE TOTAL LOT AREA SHALL REMAIN OPEN SPACE

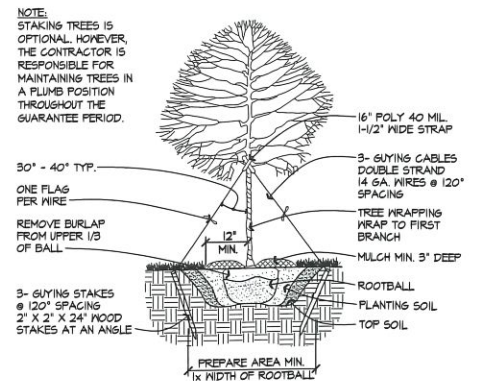
TOTAL PARCEL AREA: 31,562 SF
BUILDING AREA: 7,050 SF / 22%
PAVEMENT AREA: 10,752 SF / 34%
GRASS & LANDSCAPED AREA: 13,760 SF / 44%

REQUIRED LANDSCAPE

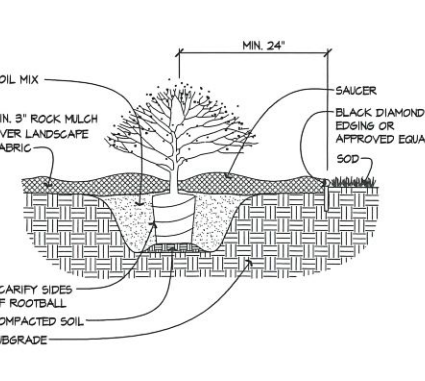
- ONE (1) TREE PER DWELLING UNIT. (+1)
- ONE (1) TREE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA, AND ANY FRACTION THEREOF, FOR NONRESIDENTIAL USES. (8,060 ÷ 1,000 = 8)
- ONE (1) TREE PER EVERY EIGHT (8) PARKING STALLS. (20 ÷ 8 = 2.5) (2.5 FOR PARKING SOUTH OF SITE)
- ONE (1) STREET TREE FOR STREET FRONTAGES GREATER THAN 100 FEET. (127 LF FRONTAGE ÷ 4) (TOTAL 15 TREES REQUIRED)

PROVIDED LANDSCAPE
EXISTING: 5 TREES (+3 EXISTING SOUTH OF SITE)
ADDITIONAL: 7 TREES

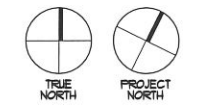
1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



2 TREE PLANTING DETAIL
NOT TO SCALE



3 SHRUB PLANTING DETAIL
NOT TO SCALE



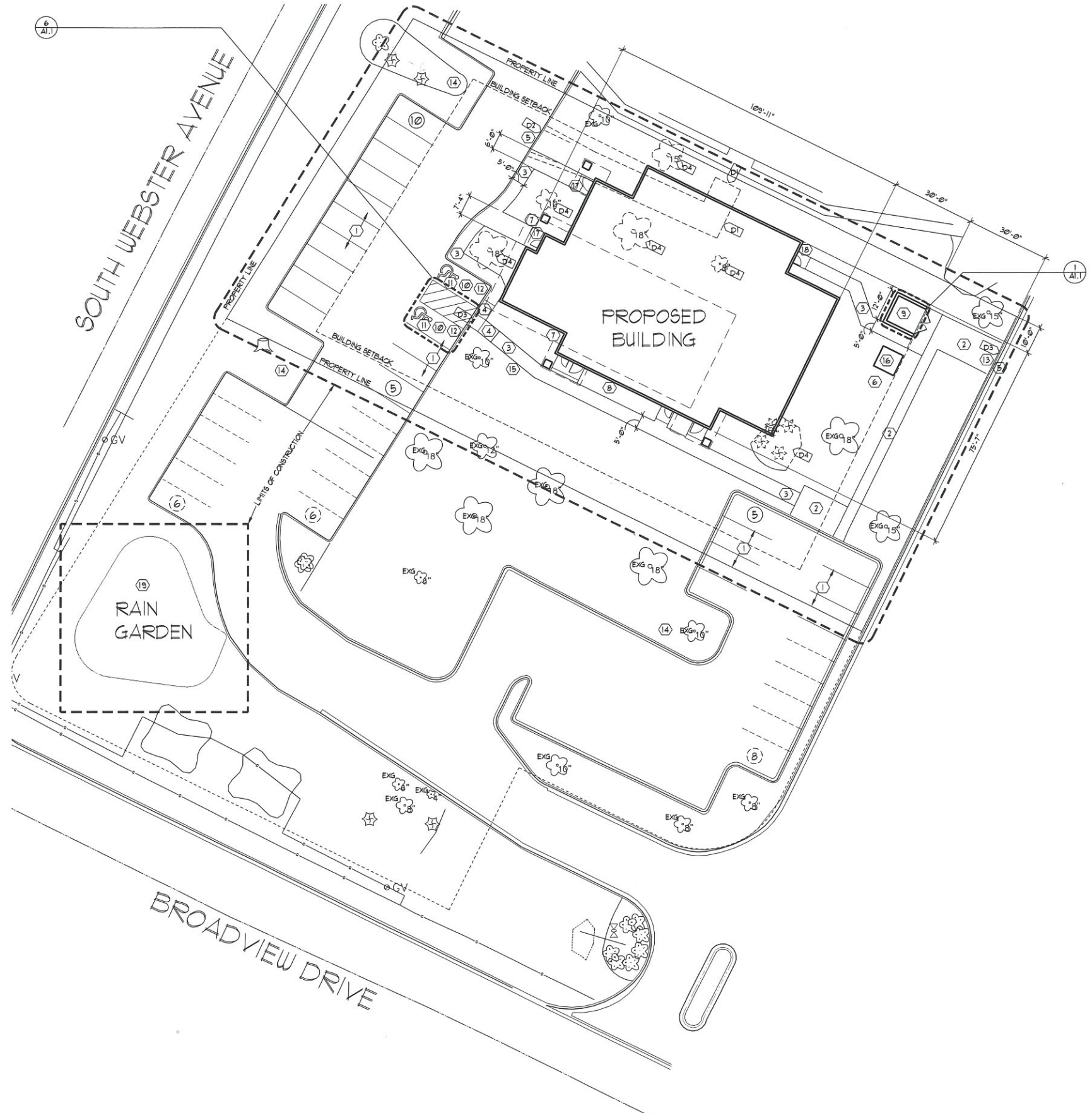
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02.10.2017 CITY SUBMITTAL

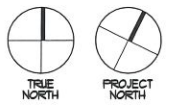
**SURGERY CENTER
OF GREEN BAY**
2825 S. WEBSTER AVENUE
ALLOUEZ, WI 54301

LANDSCAPE PLAN

PROJECT NO: 16-064
DRAWN BY: E.M.
CHECKED BY: N.S.



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



GENERAL SITE PLAN NOTES:

1. BEARING, DIMENSIONS, AND EASEMENTS SHOWN HEREON ARE FOR REFERENCE ONLY. REFER TO PROJECT ALTA/ASCI LAND TITLE SURVEY FOR PROPERTY LEGAL DESCRIPTION AND VERIFICATION OF REFERENCED INFORMATION.
2. G.C. TO COORDINATE ALL DIMENSIONS WITH SURVEY AND CIVIL DRAWINGS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
3. ALL AREAS NOT OTHERWISE NOTED SHALL BE LANDSCAPED. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION SHALL BE LANDSCAPED. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
4. EXISTING TREES SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. PROTECT TREES WITH FENCING WHERE CAPABLE PLACE AT THE DRIP LINE OF THE TREE. MAINTAIN CLEARANCE FOR CITY STREET SNOW REMOVAL. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO REMOVAL.
5. THE CONTRACTOR SHALL CONTACT ALL PUBLIC UTILITIES FOR LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES, OR OTHER BURIED STRUCTURES BEFORE DIGGING. CONTACT DIGGERS HOTLINE (800) 242-8811. CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED. ALL ROADWAY PAVEMENT, SIDEWALK, AND CURB & GUTTER REMOVED DURING UTILITY INSTALLATION SHALL BE REPLACED WITH EQUIVALENT SECTIONS AS REQUIRED. ANY WORK DONE TO SIDEWALKS AND CURBS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS.
6. ANY DAMAGE TO ADJACENT SIDEWALKS, CURBS, OR PAVEMENT MUST BE REPAIRED TO MATCH MATERIALS OF CURRENT CONDITION.
7. ALL EXISTING CONDITIONS SHALL BE REMOVED AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION, WHETHER OR NOT NOTED ON DEMOLITION PLAN.
8. PROVIDE A SAFE PASSAGE THROUGH AND/OR AROUND CONSTRUCTION SITE AS REQUIRED. COORDINATE WITH EXISTING NEIGHBORING PROPERTY MANAGERS AND VILLAGE STAFF AS REQUIRED.

DEMOLITION KEYED NOTES:

- D1 SAUCUT SIDEWALK AND REMOVE.
- D2 REMOVE CURB AND GUTTER.
- D3 REMOVE CURB AT NEAREST JOINT. PREPARE EXISTING CURB FOR SLOPED CONCRETE FLATWORK.
- D4 EXISTING TREES TO BE REMOVED.

SITE PLAN KEYED NOTES:

- 1 EXISTING ASPHALT PAVING, TO REMAIN. RESTRIPE PAVEMENT AS REQUIRED.
- 2 EXISTING CONCRETE WALK, TO REMAIN.
- 3 CONCRETE SIDEWALK. SLOPE AWAY FROM THE BUILDING. SLOPE TO BE GREATER THAN 1:100 AND NO STEEPER THAN 1:40.
- 4 ACCESSIBLE RAMP W/ DETECTABLE WARNING ALONG ACCESSIBLE ROUTES (TYP.). SLOPE TO BE GREATER THAN 1:20 AND NO STEEPER THAN 1:12.
- 5 CONCRETE CURB. SEE CIVIL FOR LOCATIONS & DETAILS.
- 6 PAD MOUNTED TRANSFORMER WITH BOLLARDS. (COORDINATE W/ P.A., ANY OTHER LOCATIONS).
- 7 PROJECTED BUILDING OVERHANG, ABOVE (SHOWN DASHED).
- 8 GAS METER. COORDINATE WITH MECHANICAL.
- 9 REFUSE AND RECYCLING ENCLOSURE.
- 10 ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE 1 1/2% (2% MAX.) SLOPE IN ALL DIRECTIONS.
- 11 PAINTED ACCESSIBLE PARKING SYMBOL TO MEET ALL GOVERNING CODES.
- 12 ACCESSIBLE PARKING SIGN AT ALL ACCESSIBLE STALLS.
- 13 CONFIRM SLOPE AT PAVEMENT WITH TRASH COMPANY.
- 14 LIGHT POLE (TYPICAL). QUANTITY AND LOCATION OF POLES TO BE DETERMINED BY APPROVED PHOTOMETRICS.
- 15 BIKE RACK, DERO ROLLING RACK RR3H OR EQUAL. COLOR: TBD.
- 16 EMERGENCY GENERATOR. COORDINATE WITH ELECTRICIAN AND MEDICAL EQUIPMENT SUPPLIER.
- 17 AUTOMATIC DOOR OPERATOR SWITCH ON SQUARE BOLLARD POST, MINIMUM 5'x5". BOLLARD TO BE SURFACE-MOUNTED TO OUTSIDE EDGE OF CONCRETE STOOP. BOLLARD TO BE FINISHED TO MATCH BUILDING EXTERIOR MATERIAL. SEE ENLARGED FLOOR PLAN AND DOOR HARDWARE.
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- 19 RAIN GARDEN. SEE CIVIL DRAWINGS FOR GRADINGS AND UTILITIES.

PARKING REQUIREMENTS:

PROPOSED BUILDING FOOTPRINT AREA = 6,760 SQ. FT.
 BUILDING AREA W/ MEZZANINE = 8,060 SQ. FT.
 PARKING REQUIRED = 1 PER 200 SQ. FT. = 40 STALLS
 PARKING PROVIDED = 40 STALLS
 20 STALLS ON SITE & 20 STALLS IN VICINITY
 CONFORMS TO VILLAGE OF ALLOUEZ ZONING 11.13 (K)
 SHALL RECEIVE ONE SPACE FOR EACH 200 SF OF FLOOR AREA
 ADA PARKING SPACES: & VAN ACCESSIBLE = 2 SPACES PROVIDED

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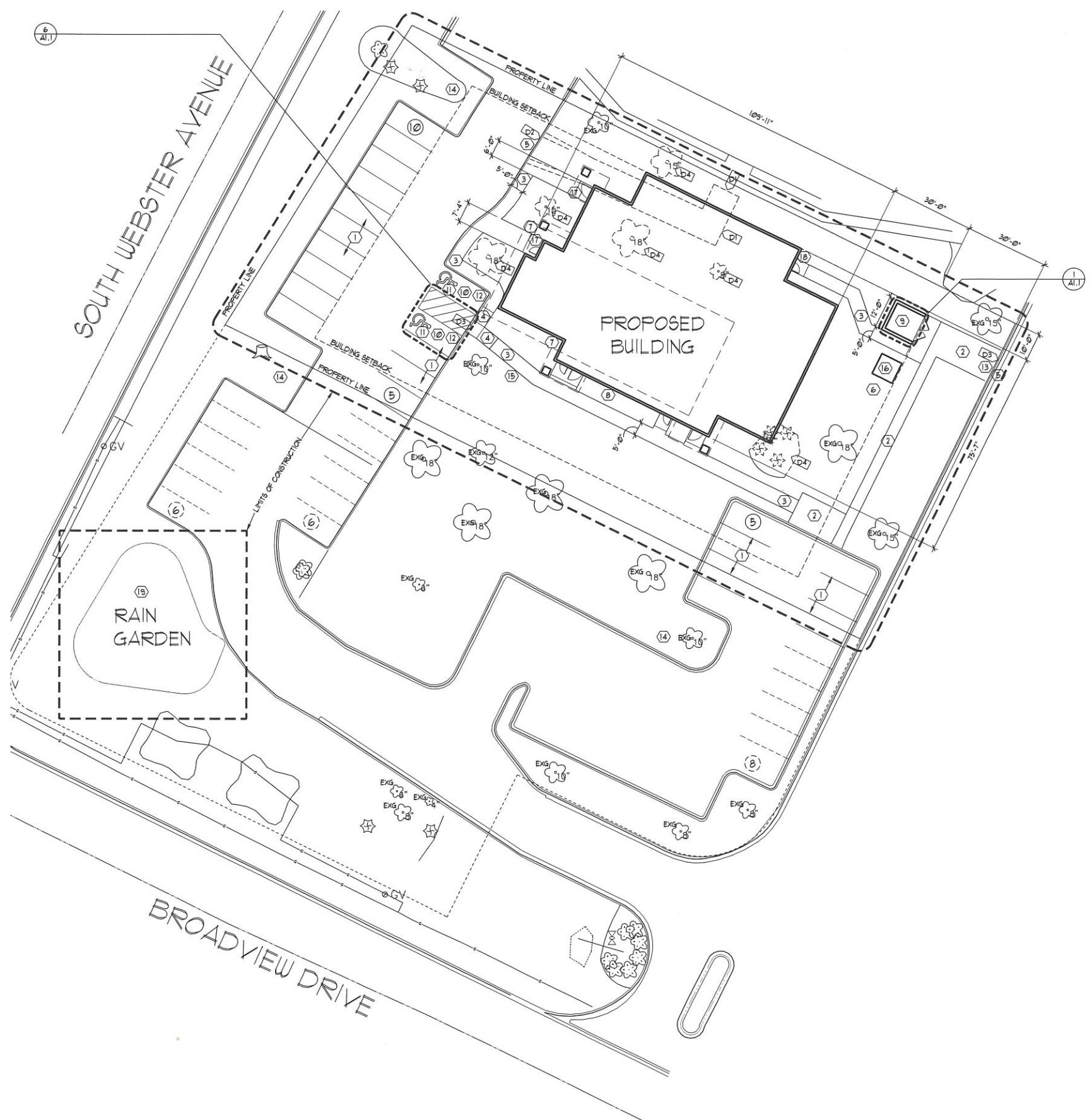
ISSUE: 01.10.2017 SCHEMATIC DESIGN
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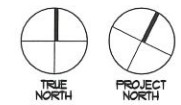
ARCHITECTURAL
 SITE PLAN

PROJECT NO: 16-064
 DRAWN BY: E.M.
 CHECKED BY: N.S.

A1.0



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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 ADA PARKING SPACES & VAN ACCESSIBLE = 2 SPACES PROVIDED



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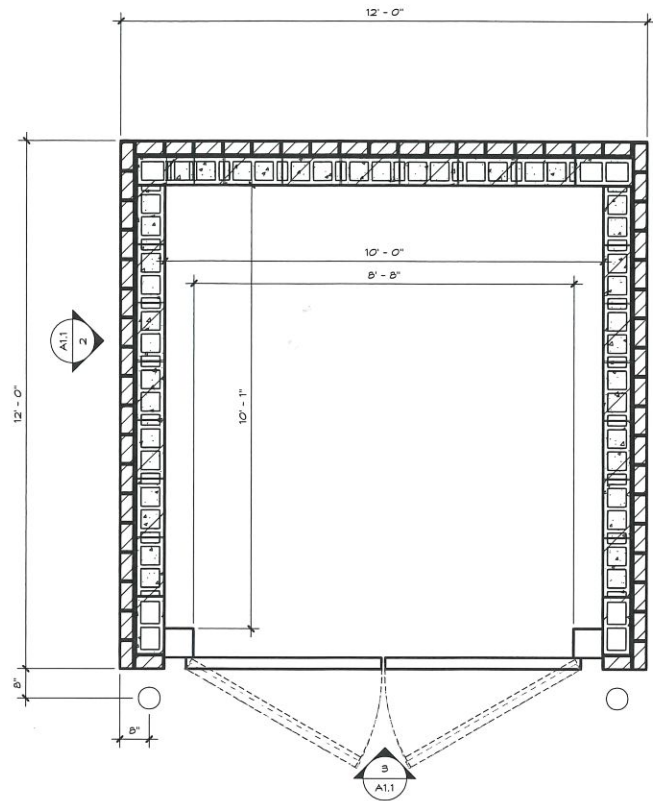
01.10.2017	SCHEMATIC DESIGN
09.10.2017	CITY SUBMITTAL

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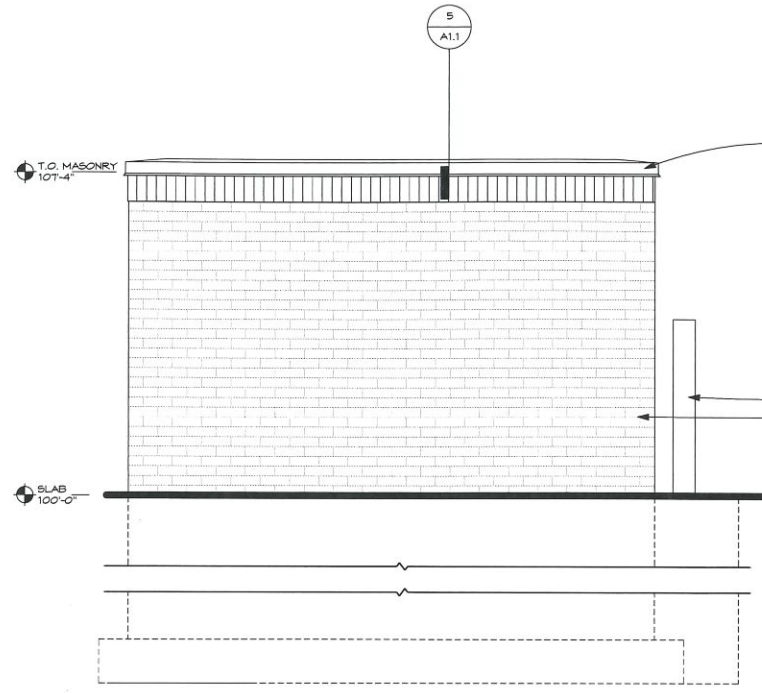
ARCHITECTURAL
 SITE PLAN

PROJECT NO: 16-064
 DRAWN BY: E.M.
 CHECKED BY: N.S.

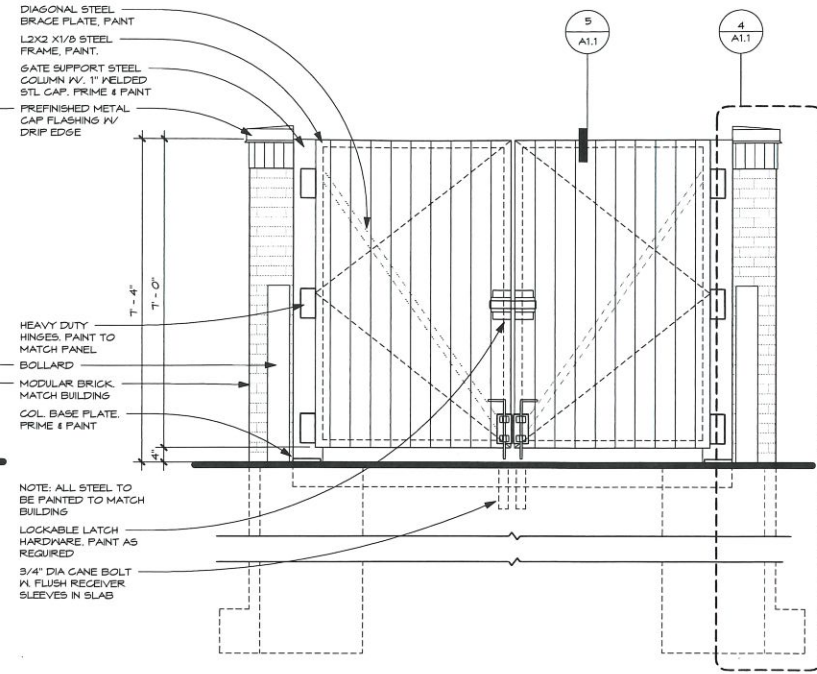
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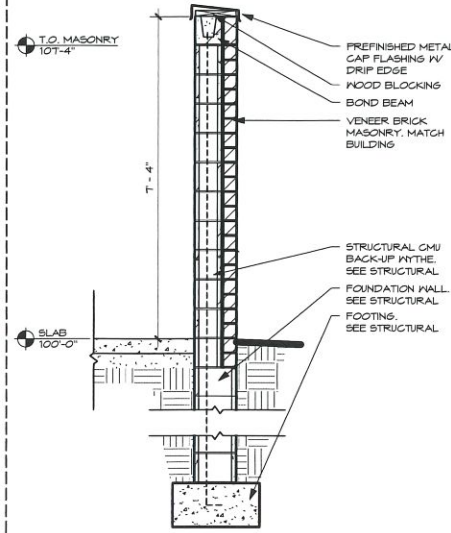
1 PLAN - TRASH ENCLOSURE
A1.1 1/2" = 1'-0"



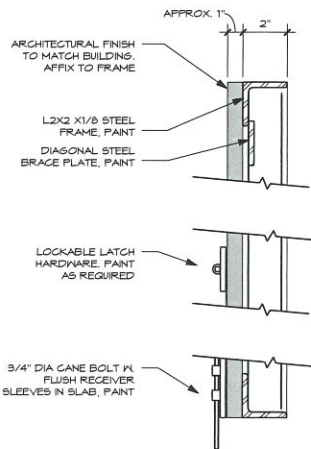
2 ELEVATION - TRASH ENCLOSURE TYPICAL
A1.1 1/2" = 1'-0"



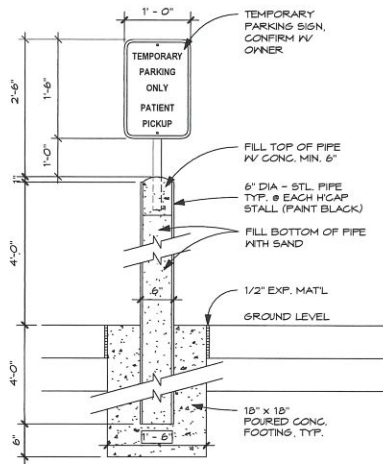
3 ELEVATION - TRASH ENCLOSURE GATE
A1.1 1/2" = 1'-0"



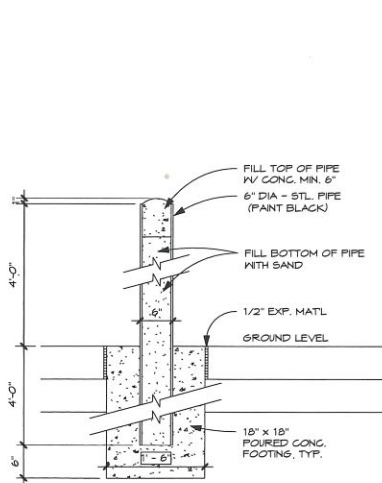
4 SECTION - TRASH ENCLOSURE
A1.1 1/2" = 1'-0"



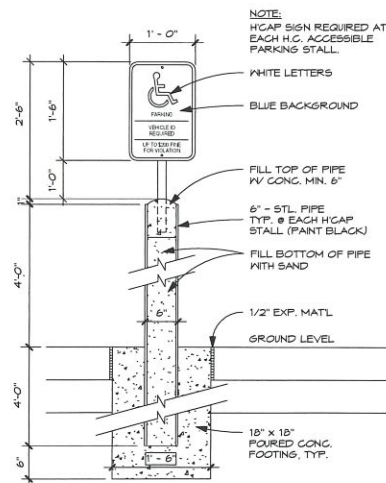
5 SECTION DETAIL - TRASH ENCLOSURE GATE
A1.1 3" = 1'-0"



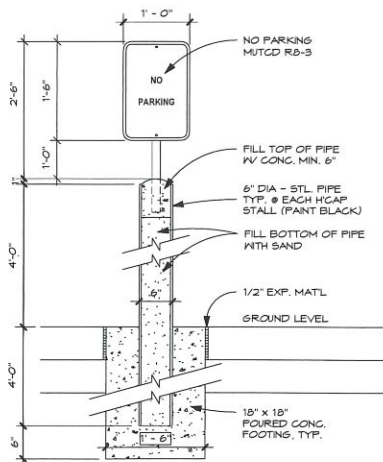
6 PATIENT PICKUP PARKING SIGN
A1.1 3/4" = 1'-0"



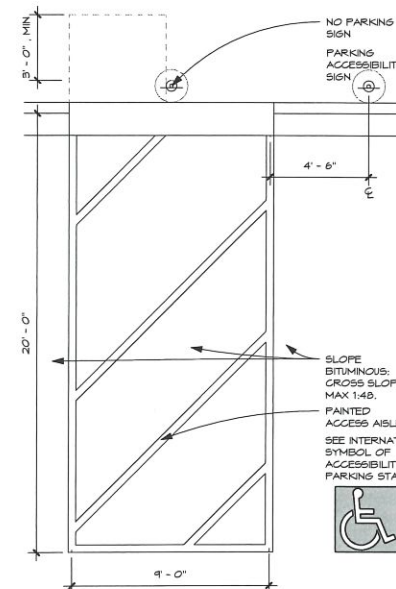
7 BOLLARD DETAIL
A1.1 3/4" = 1'-0"



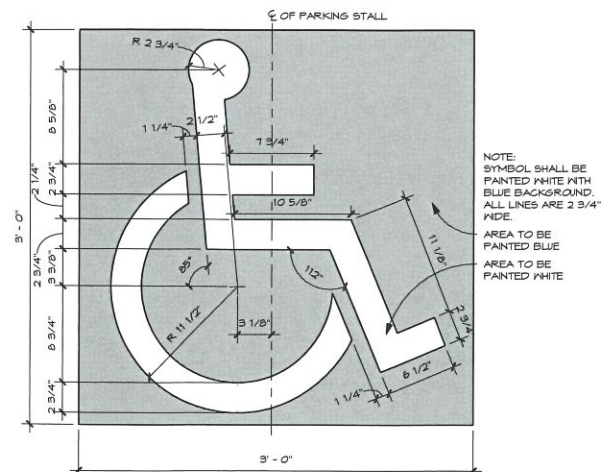
8 PARKING ACCESSIBILITY SIGN
A1.1 3/4" = 1'-0"



9 NO PARKING SIGN
A1.1 3/4" = 1'-0"

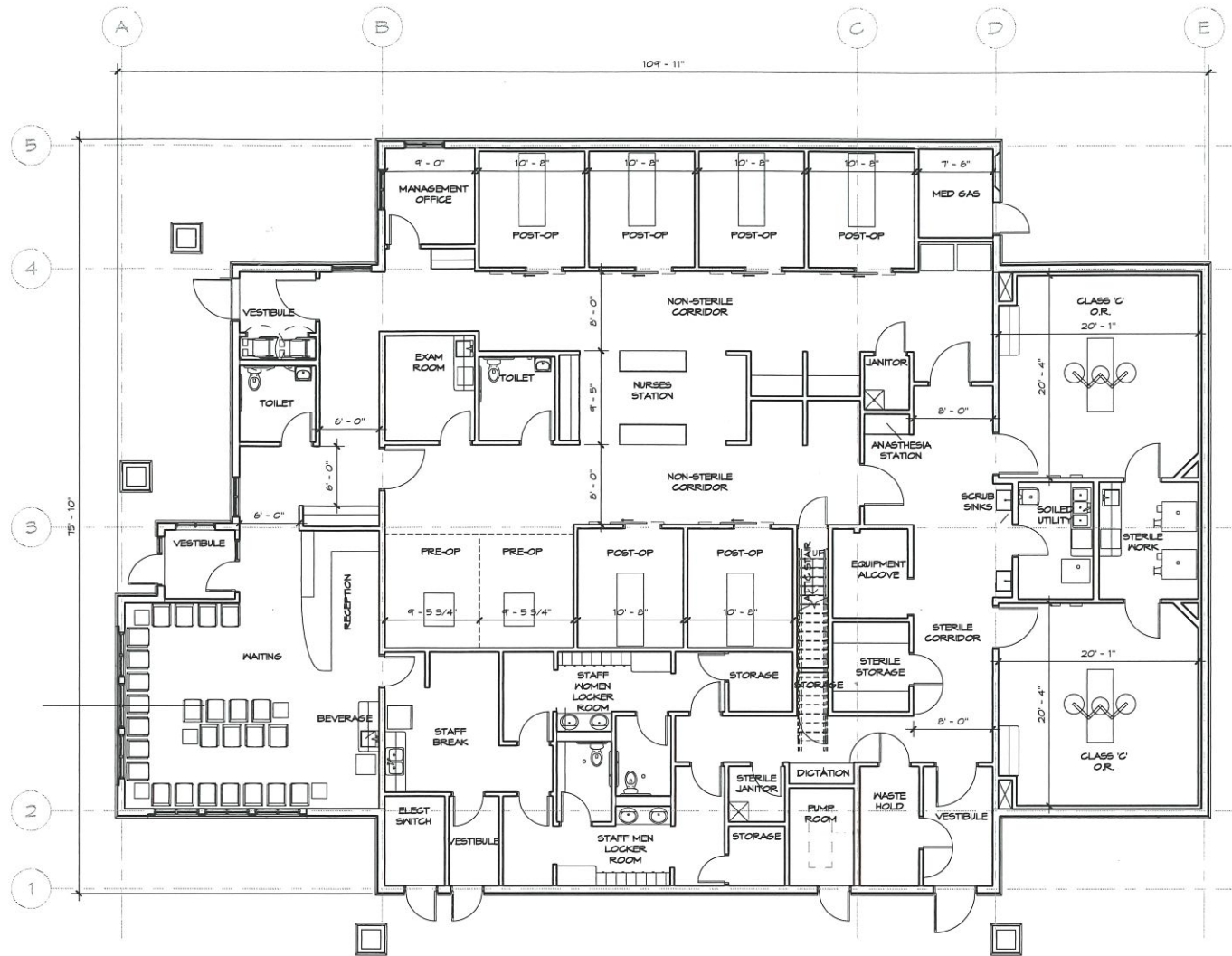


10 ACCESSIBLE AISLE DETAIL
A1.1 1/4" = 1'-0"

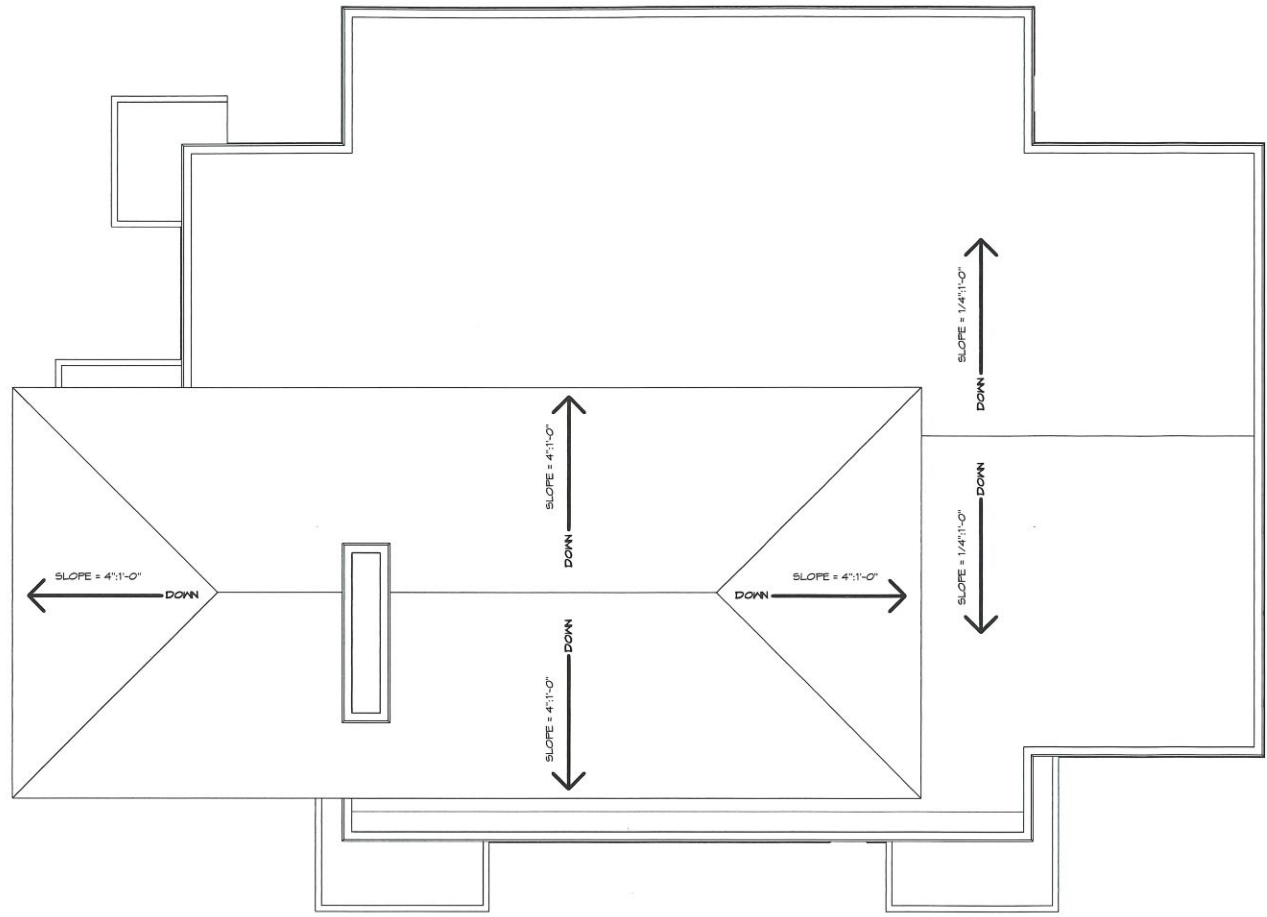


11 INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR PARKING STALLS
A1.1 1/2" = 1'-0"

ISSUE #	DATE	DESCRIPTION
1	01.10.2017	SCHEMATIC DESIGN
2	02.10.2017	CITY SUBMITTAL



1 PRELIMINARY FLOOR PLAN
A2.0 1/8" = 1'-0"



2 ROOF PLAN
A2.0 1/8" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE #	DATE	DESCRIPTION
01	10/20/17	SCHEMATIC DESIGN
02	10/20/17	027 SUBMITTAL

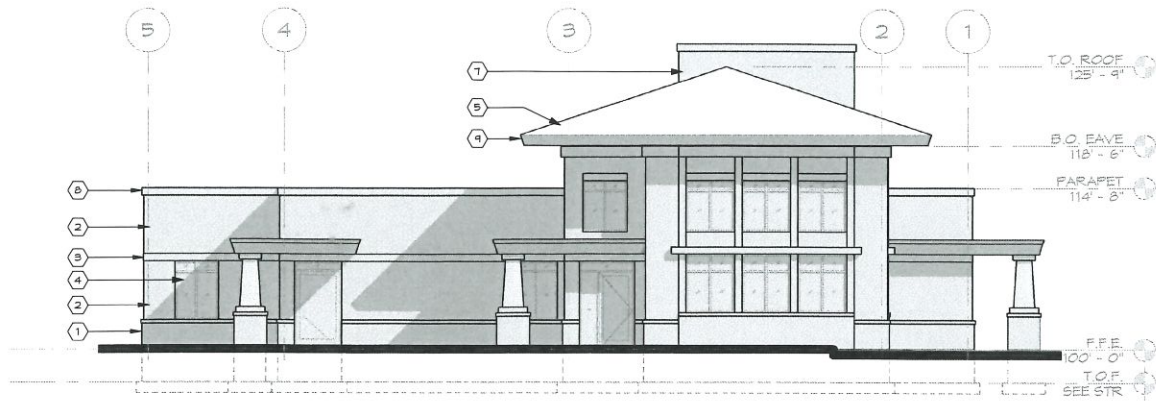
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PRELIMINARY PLANS

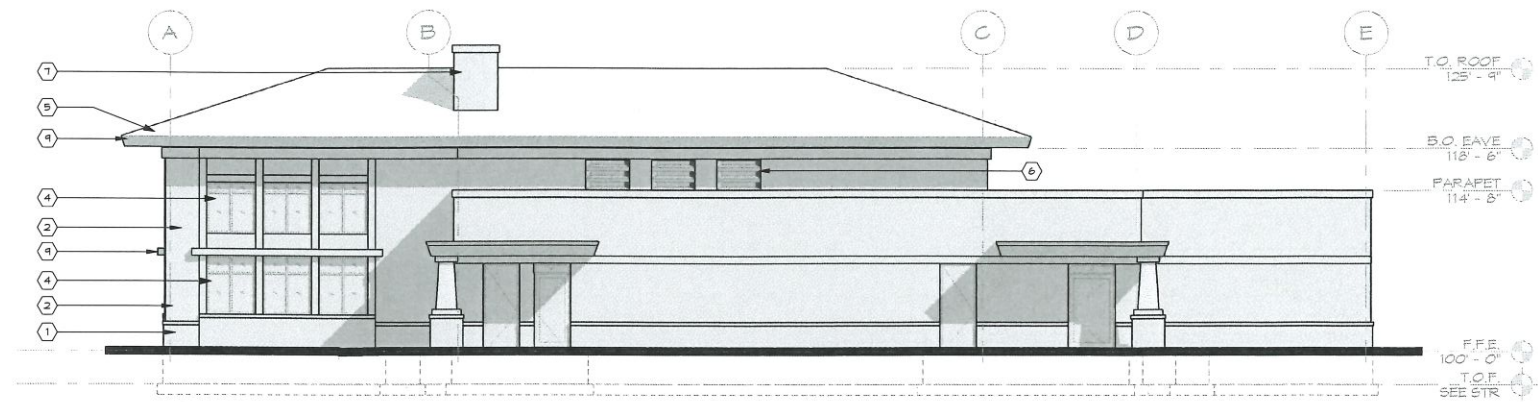
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DRAWN BY: E.M.
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SRA
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1870 WEST OLD SHAWNEE ROAD
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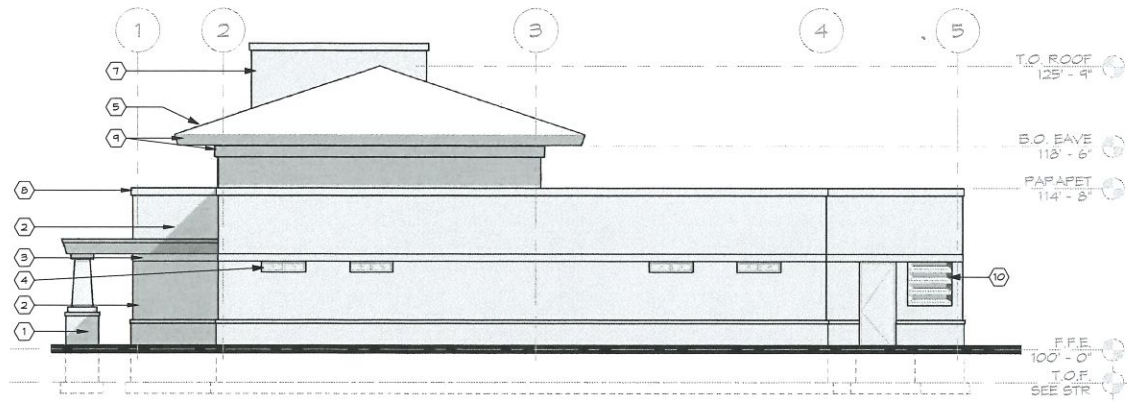
A2.0



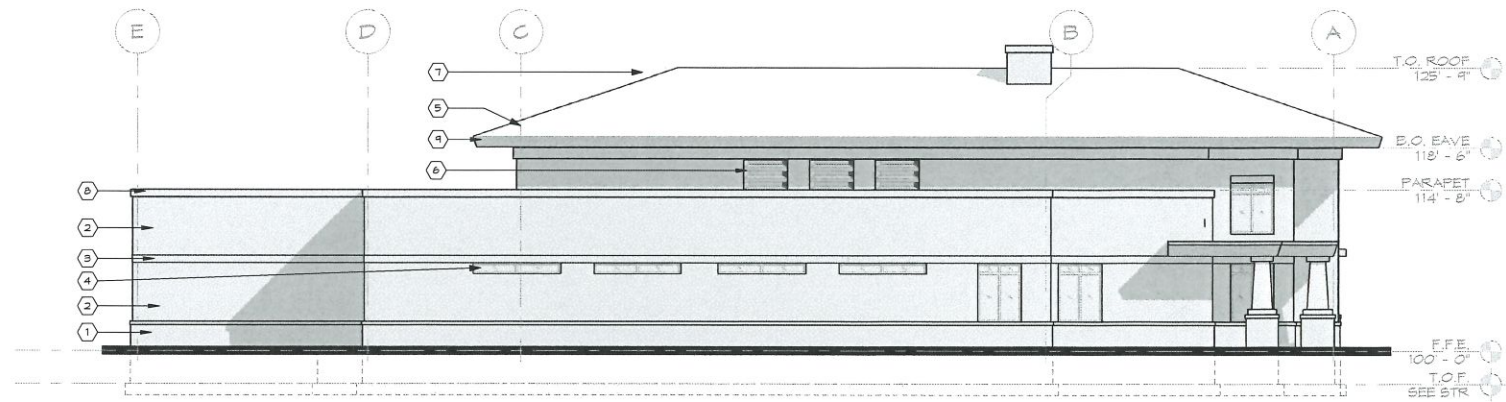
1 WEST ELEVATION
A3.0
1/8" = 1'-0"



2 SOUTH ELEVATION
A3.0
1/8" = 1'-0"



3 EAST ELEVATION
A3.0
1/8" = 1'-0"



4 NORTH ELEVATION
A3.0
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
ALL MATERIAL TO COMPLY WITH ALLOUEZ ZONING CODE 11.29 (1A)	
1	WALL BASE MATERIAL - STONE. TYPE, COLOR, & PATTERN TO BE DETERMINED.
2	EXTERIOR WALL FINISH #1. TYPE, COLOR, & PATTERN TO BE DETERMINED.
3	EXTERIOR WALL FINISH #2. TYPE, COLOR, & PATTERN TO BE DETERMINED.
4	ALUMINUM STOREFRONT SYSTEM. COLOR - TO BE DETERMINED.
5	ROOF SHINGLES. COLOR TO BE DETERMINED.
6	PREFINISHED METAL MECHANICAL LOUVERS.
7	MECHANICAL VENT STACK TO MATCH WALL BASE MATERIAL.
8	PREFINISHED METAL ROOF EDGE. COLOR TO BE DETERMINED.
9	PREFINISHED METAL FASCIA. COLOR TO BE DETERMINED.
10	MEDGAS ACCESS PANEL.

SRA
SPERIDIS REINERS ARCHITECTS, INC.
1800 WEST OLD SHAWNEE ROAD
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PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE #	DATE	DESCRIPTION
	01.10.2017	SCHEMATIC DESIGN
	02.10.2017	CITY SUBMITTAL

**SURGERY CENTER
OF GREEN BAY**
2828 S WEBSTER AVENUE
ALLOUEZ, WI 54301

ELEVATIONS
PROJECT NO: 16-064
DRAWN BY: E.M.
CHECKED BY: N.S.

A3.0

Site Plan & Design Review – Staff Comments

Site: 2825 S Webster Avenue (Parcel AL-2127)
 Development: Surgery Center of Green Bay
 Developer: Sperides Reiners Architects, Inc.
 Ayres Associates

- Zoning Department review:

Zoning district		"C" Professional Office and Residence District		
Building use (allowed)		Medical Office/Clinic		
		Required	Provided	Notes
Height		Lesser of 40' or 3 stories	Not provided	
Lot	Area	7,500SF	31,562SF	
	Frontage	100'	127.25'	Measurement based on Brown County aerials. Should be noted on plans.
	Green space	20%	44%	
Setback	Front	50'	72'	Calculation based on Brown County aerials. Should be noted on plans.
	Side (inner)	10'	10'	
	Side (corner)	N/A	N/A	
	Rear	30'	60'	
Parking	Number	1.5/200SF + 1per employee on shift: 44	21 (on site)	Additional 28 stalls on adjoining parcel. Perpetual parking easement agreement between parcels should be established.
	Size	10'x20'	Not provided	Stall size is allowed regardless if existing kept.
	Bicycle	Bicycle parking should be provided	Standards met	Recommend a bicycle rack which accommodates a U-shaped lock and the ability to secure the bike frame and both wheels instead of proposed. Also maintain the rack out of the pedestrian zone.
Access	Automobile	24' drive lanes with 90 degree parking	Not provided	Perpetual ingress/egress easement agreement between parcels should be provided. Lane width is allowed regardless if existing kept.
	Pedestrian	ADA compliant sidewalks	Standards met	Sidewalk widths should be noted on plans. Pedestrian access from Webster Avenue or Broadview Drive is recommended.
Architecture		Varied rooflines and other architectural designs that break-up the building mass	Standards met	
Exterior finishes		Brick, stone, glass, fiber cement siding, EFIS, stucco, wood siding	Not provided	
Lighting		Dark sky compliant, no light directed towards ROW, no more than 0.5FC at property line, must be shut off at 10p.m.	Standards met	There is a slight spillage of more than 0.5FC onto neighboring drive, which is acceptable. Staff recommends the full site lighting option.
Sign		N/A	N/A	Location should be identified, but design is reviewed at time of sign permit. Sign should be shut off at 10p.m. with lights.
Fences/Screening		No fences or berms are required, dumpster must be located at rear and be screened using same finishes as primary structure, mechanical equipment must be screened from street	Standards met, except for back-up generator	Back-up generator should be screened from view of the street to the greatest extent possible.

**All other zoning requirements for "C" Professional Office and Residence District stipulated in Chapter 475 of Village Ordinances should be met to the highest degree possible.

- Fire Department review:
 - The building will have a full NFPA 13 sprinkler system according to the architect.
 - Additional comments attached (Attachment 2B).

- Parks, Recreation, and Forestry Department review:
 - Comments attached (Attachment 2C).

- Public Works Department review:
 - Comments attached (Attachment 2D).

- Additional comments:
 - Location of construction access – shared drive shall remain accessible and discussion should be considered for maintenance of shared roadway.

Date Reviewed: February 22, 2017

Comments Submitted By: Trevor Fuller, Village of Allouez Planning & Zoning Administrator

2B



Fire Department

Fire Marshals Division
Captain Joe Gabe

February 16th 2017,

Trevor Fuller-Planning and Zoning Administrator
Village of Allouez
1900 Libal Street
Green Bay, WI 54301-2453

RE: Site Plan Reviewer comments for the new Surgery Center of Green Bay located at 2825 South Webster Ave.

Dear Mr. Fuller,

Attached are the GBMFD requirements for the new Surgery Center of Green Bay located at 2825 South Webster Ave.

- GBFD requires that all exterior FDC (Fire Department Connections) and Standpipe connections are five inch *Storz* brand connections. If the FDC or Standpipe connection is higher than 30 inches above finished grade, then you will be required to install a thirty three down degree angle connection on the five in *Storz* connection to prevent hose kinking in the five inch supply line to the fire department connection. IFC 903.3.7.
- GBFD will require a *Knox Box* brand lock box at the Main entrance of the buildings. If the building contains a sprinkler control room that is accessed from the exterior a *Knox box* must also be placed adjacent to that door. The *Knox Box* brand locking boxes can be purchased by visiting the *Knox Box* website or calling (920) 448-3280 and requesting a *Knox Box* brand locking box packet. IFC #506.1 and 506.1.1.
- The parking lot and fire lane roads shall meet the minimum weight and turning radius for GBMFD apparatus (See Attached Specifications Sheets) IFC 503.2

If you have any questions please feel free to contact the Green Bay Fire Metro Marshal's Office at (920)448-3289.

Respectfully,

Captain Joe Gabe
Fire Marshal's Office
Green Bay Fire Department
Phone-(920)448-3289
joega@greenbaywi.gov

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE: 01.10.2017 - SCHEMATIC DESIGN
02.10.2017 - CITY SUBMITTAL

**SURGERY CENTER
OF GREEN BAY**
2825 S.WEBSTER AVENUE
ALLOUEZ, WI 54301

LANDSCAPE
PLAN

PROJECT NO: 16-064
DRAWN BY: E.M.
CHECKED BY: N.S.

Notes By: Chris Claver, Director of Parks, Rec. & Forestry

PLAN SYMBOL	QUANTITY	CODE	PLANT SCHEDULE					
OVERSTORY TREES								
CODE	SYM.	QTY.	SIZE	ROOT	MATURE SIZE	COMMON NAME	LATIN NAME	REMARKS
AB	⊙	2	2.5" CAL.	B&B	42' H x 28' W	Autumn Blaze Maple	Acer x fraxinifolium 'Jefferson'	STRAIGHT LEADER
HL	⊙	2	2.5" CAL.	B&B	28' H x 24' W	Imperial Honeylocust	Gleditsia triacanthos 'Imperial'	STRAIGHT LEADER
CONIFEROUS TREES								
CODE	SYM.	QTY.	SIZE	ROOT	SIZE	COMMON NAME	LATIN NAME	REMARKS
BH	⊙	2	6' HT	B&B	38' H x 20' W	Black Hills Spruce	Picea glauca densata	STRAIGHT LEADER
ORNAMENTAL TREES								
CODE	SYM.	QTY.	SIZE	ROOT	MATURE SIZE	COMMON NAME	LATIN NAME	REMARKS
SS	⊙	1	1.5" CAL.	B&B	21' H x 14' W	Spring Snow Crabapple	Malus 'Spring Snow'	STRAIGHT LEADER
DECIDUOUS SHRUBS								
CODE	SYM.	QTY.	SIZE	ROOT	SIZE	COMMON NAME	LATIN NAME	REMARKS
DV	⊙	48	#5 CONT	POT	4' H	Dwarf European Viburnum	Viburnum opulus 'Nanus'	-
TS	⊙	25	#5 CONT	POT	3.5' H x 3.5' W	Tor Spruce	Spiraea betulifolia 'Tor'	-
LP	⊙	12	#5 CONT	POT	2.5' H x 2.5' W	Little Princess Spirea	Spiraea japonica 'Little Princess'	-
EVERGREEN SHRUBS								
CODE	SYM.	QTY.	SIZE	ROOT	SIZE	COMMON NAME	LATIN NAME	REMARKS
CA	⊙	10	48" HT	POT	9' H x 2.5' W	Columnar Arborvitae	Thuja occidentalis 'Columnar'	-
SG	⊙	30	#5 CONT	POT	6' H x 6' W	Sea Green Juniper	Juniperus chinensis 'Sea Green'	-
BJ	⊙	15	#5 CONT	POT	1.5' H	Scandia Juniper	Juniperus sibirica 'Scandia'	-
GRASSES/PERENNIALS								
CODE	SYM.	QTY.	SIZE	ROOT	SIZE	COMMON NAME	LATIN NAME	REMARKS
KF	⊙	55	#1 CONT	POT	5' H x 2' W	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	-
PH	⊙	21	#1 CONT	POT	1.5' H x 1.5' W	Pardon Me Daylily	Hemerocallis 'Pardon Me'	-
GROUND COVER								
SYMBOL	DESCRIPTION	REMARKS						
[Pattern]	RAIN GARDEN	SEE SEED MIXTURES						
[Pattern]	NEW CONCRETE SIDEWALKS	-						
[Pattern]	BITUMINOUS PARKING/DRIVE AREA	SEE NOTE #1						
[Pattern]	BUFF LANDSCAPE ROCK AREA FOR PLANTINGS	SEE NOTE #2						

PLAN SYMBOL	QUANTITY	CODE	SEED MIXTURES	
RAIN GARDEN PLANTING PROFILE				
A. RAIN GARDEN EDGES AND SLOPES				
#	NAME	SCIENTIFIC NAME		
1	BUTTERFLY FLOWER	ASCLEPIAS TUBEROSA		
2	PURPLE PRAIRIE CLOVER	DALEA PURPUREUM		
3	FEATHER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'		
4	PURPLE CONEFLOWER	ECHINACEA PURPUREA		
5	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'		
6	OBEDIENT PLANT	PHYSTOSTEGIA VIRGINIANUM		
B. RAIN GARDEN BOTTOMS				
#	NAME	SCIENTIFIC NAME		
1	JOE-PYE WEED	EUPATORIUM MACULATUM		
2	CARDINAL FLOWER	LOBELIA CARDINALIS		
3	PINK TURTLEHEAD	CHELONE SP.		
4	VIRGINIA BLUEBELLS	MERTENSIA VIRGINIANA		
5	SWITCHGRASS 'HEAVY METAL'	PANICUM VIRGATUM 'HEAVY METAL'		

LANDSCAPE NOTES:

- ALL PLANTING IN TURF AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY OR BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWINGS OF IRRIGATION DESIGN AND CALCULATIONS TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY PLUMBING CODES AND REQUIREMENTS.
- EDGE ALL SHRUB AND PERENNIAL BEDS WITH SIX (6) INCH WIDE BY 1/8" THICK BLACK POWDER COATED GALVANIZED STEEL LANDSCAPE EDGING.
- PROVIDE FOUR (4) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES LOCATED IN TURF AREAS. NO VINYL EDGING IS REQUIRED FOR TREES LOCATED IN SHRUB AREAS AND SEEDING AREAS.
- PROVIDE FOUR (4) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB AREAS.
- PROVIDE THREE (3) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL PERENNIAL AREAS.
- PROVIDE THREE (3) INCH DEPTH OF ONE AND ONE-HALF (1.5) INCH RIVER ROCK OVER BLACK LANDSCAPE FABRIC UNLESS OTHERWISE NOTED ON PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY ARCHITECT FOR RESOLUTION.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE AND LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE AND DISFIGURATION.
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLAN SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
- SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE LAIN SOD, FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF TOPSOIL AND THOROUGHLY FERTILIZE BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION.
- PLANTING SOIL FOR BACKFILLING TO BE TOPSOIL WITH 3 LBS. OF COMMERCIAL FERTILIZER AND ONE-FIFTH YARD OF FEAT HUMMUS PER CUBIC YARD. TOPSOIL TO BE SELECT TOPSOIL BORROW.
- SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PERENNIAL BEDS PRIOR TO PLANTING.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT WARRANTY PERIOD. THE WARRANTY PERIOD IS TWO GROWING SEASONS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE.

LANDSCAPING:

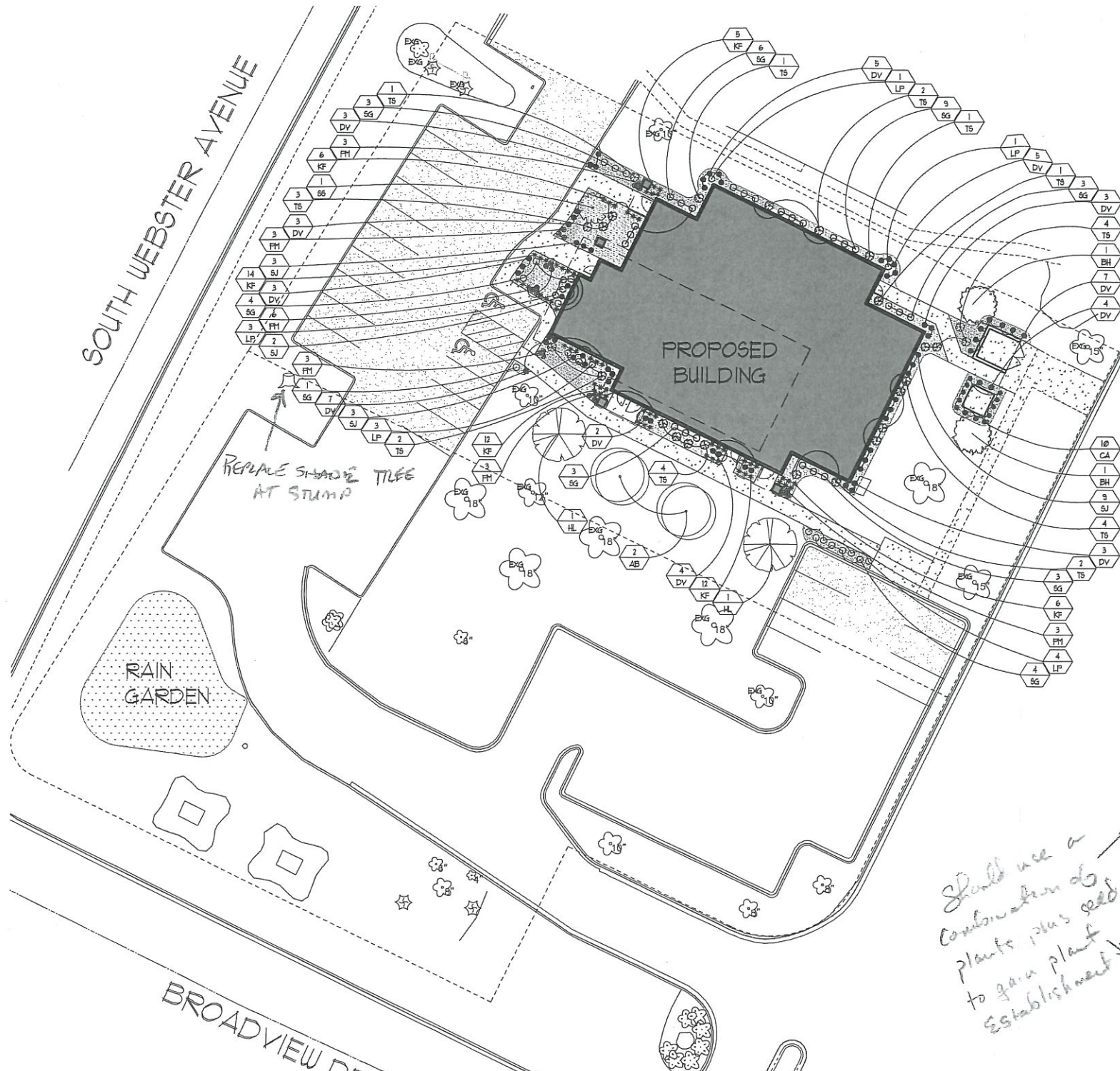
**VILLAGE OF ALLOUEZ
ZONING CODE 11.29 (10-B)**
AT LEAST 20 PERCENT OF THE TOTAL LOT AREA SHALL REMAIN OPEN SPACE

TOTAL PARCEL AREA: 31,562 SF
BUILDING AREA: 7,050 SF / 22%
PAVEMENT AREA: 10,752 SF / 34%
GRASS & LANDSCAPED AREA: 13,760 SF / 44%

REQUIRED LANDSCAPE

- ONE (1) TREE PER DWELLING UNIT. (4)
- ONE (1) TREE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA AND ANY FRACTION THEREOF, FOR NON-RESIDENTIAL USES. (8,050 ÷ 1,000 = 8)
- ONE (1) TREE PER EVERY EIGHT (8) PARKING STALLS. (20 ÷ 8 = 2.5) (2.5 FOR PARKING SOUTH OF SITE)
- ONE (1) STREET TREE FOR STREET FRONTAGES GREATER THAN 100 FEET. (127 LF FRONTAGE ÷ 4) (TOTAL 15 TREES REQUIRED)

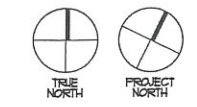
PROVIDED LANDSCAPE
EXISTING: 5 TREES (43 EXISTING SOUTH OF SITE)
ADDITIONAL: 7 TREES



Should use a combination of plants plus seed to gain plant establishment

* Write into specs - "protection of existing trees during construction"

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



2 TREE PLANTING DETAIL
NOT TO SCALE

3 SHRUB PLANTING DETAIL
NOT TO SCALE

Trevor Fuller

From: Craig Berndt
Sent: Thursday, February 16, 2017 3:53 PM
To: SchuhC@ayresassociates.com
Cc: Trevor Fuller
Subject: Surgery Center of GB Stormwater

Hi Craig-

This is a follow-up to our telephone conversation of yesterday regarding stormwater requirements for the Surgery Center project.

This project will require a stormwater permit and engineering submittal for the project. The village post-construction stormwater ordinance, for a site of less than 20,000 ft² disturbed area, requires stormwater treatment the same as a larger site but we do not impose a hard numerical discharge limit to allow some flexibility. Treatment methods are the same as a larger project, so consider the type and extent of treatment needed and include this in your stormwater application.

This project will discharge stormwater to the storm sewer that ultimately discharges to the village Heritage Hill stormwater pond. Treatment at this pond is expected to be removals of 69% TSS and 48% TP. You may elect to purchase treatment capacity at this pond rather than construct full treatment at on the project site. The fee in lieu of treatment cost is \$18 per ton of TSS applied as a one-time charge based on the annual discharge amount. We would have to determine the TP treatment cost.

The Fox River TMDL treatment requirements are removals of 72% TSS and TP of 42% removal. Your discharge, from the project site plus the pond (if you purchase capacity) must meet this requirement. If you do not purchase treatment capacity then the site discharge must meet this requirement. The amount of treatment you need to provide is not very much, but we do still require the flow equalization criteria.

Please let me know when you plan to submit the application and stormwater information. We will proceed with the planning commission approval process, but the building permit will not be issued until the stormwater permit has been issued. On complex projects it requires some time to review the stormwater permit application and engineering report, but this project is simpler so this should be a short review.

Please let me know if you have questions. Thanks, Craig

Craig L. Berndt, P.E.
Director, Public Works
Village of Allouez
1900 Libal Street
Green Bay, WI 54301
(920) 448-2800
Craig@villageofallouez.com

3/2/2017

Trevor Fuller
Village of Allouez
Planning and Zoning Administrator

Re: Letter of clarification regarding Cross Access
Surgery Center of Green Bay
SRa Comm # 16-064

Dear Trevor:

Thank you for the opportunity to work with the Village of Allouez on the Surgery Center of Green Bay project.

On behalf of our Client EV Acquisitions, LLC we would like to inform you that we are prepared to have an easement created to allow for cross access and parking access for the adjacent parcel to our building site. This easement will be created by EV Acquisitions attorney and land surveyors and submitted prior to the submittal for the building permit.

Thank you very much for your consideration.

Sincerely,
Sperides Reiners Architects, Inc.



Nicholas S. Sperides, AIA, NCARB
Principal

CC: - Eric VanMiller
Craig Schuh

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