

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: FINAL APPROVAL OF PETITION FROM ZAMBALDI BREWERY – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-44 & AL-44-1, LOCATED AT 1649 S WEBSTER AVENUE

Date: 30 August 2017

Malcolm Management, LLC. (Zambaldi Brewery) submitted a petition for the review of the Planned Development District (PDD) at 1649 S Webster Avenue.

Planned Development District Process

The PDD process offers both the village and the developer flexibility from the zoning code. Not all details of the plan need to be consistent with what is required in the zoning code, but deviation from the zoning code should be to promote a development that is innovative in design, character, and quality.

The Plan Commission and Village Board determined at previous public meetings that the proposed project principle is consistent with the purpose, spirit, and intent of the Village Comprehensive Plan, other village development plans, and the purpose defined in chapter 475 of the village ordinances.

At the August 28, 2017 meeting, the Plan Commission recommended final approval of Zambaldi's PDD petition, assuming all neighbors' concerns regarding the fence and staff comments are addressed.

The Village Board is asked to determine whether or not to proceed with scheduling a public hearing. The earliest a public hearing could occur would be October 3rd. More information regarding the site and proposed project will be provided at that time.

ALLOUEZ, WI



4 EXISTING AERIAL
1" = 60'-0"

<input type="checkbox"/> 1.	Name and street address of project/development	Zambaldi Beer Brewery 1649 S. Webster Avenue Green Bay, WI 54301
<input type="checkbox"/> 2.	Name and mailing address of developer/owner	David and Abigail Malcolm 1442 Grignon Street Green Bay, WI 4301
<input type="checkbox"/> 3.	Name and mailing address of engineer/architect	Dimension IV, A Division of Idea House, Inc. 124 S. Broadway Green Bay, WI 54303
<input type="checkbox"/> 4.	North point indicator	(Accompanies specific plan)
<input type="checkbox"/> 5.	Scale	(Accompanies specific plan)
<input type="checkbox"/> 6.	Boundary lines of property, with dimensions	Plan Sheet A-100
<input type="checkbox"/> 7.	Location, identification, and dimension of existing and proposed:	
___	Topographic contours at a minimum of two (2) feet	Plan Sheets A-100 and A-101
___	Adjacent streets and street rights-of-way	Plan Sheet T-1
___	On site streets and street rights-of-way	Not Applicable (Development requires only drive and parking; these are shown on the Proposed Site Plan.)
___	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	Plan Sheet A-100

___ All buildings and structures	A-101
___ Parking facilities (with provisions for bicycles, scooters, and motorcycles)	A-101 (Customer parking for cars and motorcycles north of building; employee parking east of building; bicycles and scooters west of main entrance.)
___ Water bodies and wetlands (including flood plain and floodway delineations)	Not Applicable
___ Surface water holding ponds, drainage ditches, and drainage patterns	C-2
___ Sidewalks, walkways, trails, and driveways	A-101 (There are no "trails" on site.)
___ Off street loading areas and docks	A-101 (Customers at main entrance on north; and Shipping and Receiving at loading dock on south)
___ Fences and retaining walls	A-101 (For both patio on west near public sidewalk; and along east at residential properties.)
___ All exterior signs	A-101 (Site location of monument sign.) A-300 (For configuration of monument sign and the 2 locations and configuration of signs on building.)
___ Exterior refuse storage/collection areas	A-101 (Southeast of building at loading dock area.)
___ Traffic flow on and off site	A-101 (2 way traffic flow on and off the site; truck traffic expected to enter site on south drive and exit on north.)
<input type="checkbox"/> 8. Location of open spaces	A-101 (Initially, there will be open property on two sides of building. Depending on future expansion; some of the open space will be converted to additional parking. The Village will also have an open site to the south.)

<p>9. Site statistics, including site square footage, percent site coverage, percent open space, and floor area ratio</p>	<p>Site: 70,760 SF (Lots AL-44 and AL-44-1 presuming 6' of west side easement, percent open space, and floor area ratio) Site Coverage: 35,640 SF (Approximately 50.37%) Open Space: 23,000 SF or 32.50% (Includes 4,000 SF of patio and Webster Avenue open space; 2,600 SF of future parking median; 12,400 SF of setback on east property line open space half of which may be changed in future to parking and 4,000 SF of open space adjacent to the east side of the building that may be converted to building in the future.)</p>
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☐ 10. Location and dimensions of proposed outdoor display areas

Not Applicable – There is no outdoor display space. There is an outdoor patio of 1,500 SF.

☐ 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

T-1: *Rendered Elevation*
A-200: *Building Floor Plan (Proposed footprint - 6,840 SF. See also T-1 for other specific building areas.)*
A-300: *Building Elevations*

☐ 12. Erosion control plans C-1

☐ 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

This project is "complete" with this proposal. However, the Owner reserves the option to expand the Brewery in the future and make related changes for storm water and parking. Potential expansion could double the size of the building; expansion would be east and south.)

☐ 14. Impact analysis to effects of a proposed development on activities, utilities, circulation, surrounding land uses, community facilities, noise, environment, and other factors. *This information has been provided separately of this submittal.*

☐ 15. Other information, not mentioned in Village Ordinance 11.25, 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	T-1
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_____ Location, identification, and dimensions of existing and proposed grading plans *A-100 and A-101 (Conceptual plan; engineering to follow upon approval.)*

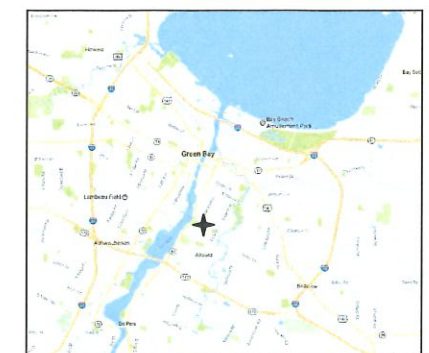
____ Location, identification, and dimensions of existing and proposed landscaping *A-101 (Conceptual plan; design to follow upon approval.)*

Location, identification, and dimensions of existing and proposed photometric lighting plans ES-1

___ Storm water management plans C-2

PROJECT / SITE NAME:	ZAMBALI BEER BREWERY 1649 S. WEBSTER AVENUE GREEN BAY, WI 54301
MUNICIPALITY:	VILLAGE OF ALLOUEZ COUNTY: BROWN
IDENTICAL BUILDINGS:	NONE (THIS IS A SINGULAR PROJECT) NEW BREW PUB AND BREWERY
DESIGNER'S PROJECT NUMBER:	G217-690
TYPE OF SUBMITTAL:	NEW
OBJECTS:	BUILDING; HVAC; PLUMBING
COMPONENTS:	NONE
OCCUPANCY CLASSIFICATION/USE:	A (ASSEMBLY - A2, Tap Room); F (FACTORY - F2, Brewery)
CONSTRUCTION CLASS:	IIB
PROJECT (WORK) AREA (All Levels):	3,000 SF - (Tap Room; NEW CONSTRUCTION) 4,770 SF - (Brewery; NEW CONSTRUCTION) (Includes Mezzanine of 830 SF) (Includes Pre-Fabricated Cooler of 360 SF) (Includes Loading Dock of 430 SF)
HEATED/VENTILATED AREA:	6,150 SF
SPRINKLERED / DETECTOR:	Not Applicable
NUMBER OF FLOOR LEVELS:	1 (plus mezzanine)
TOTAL BUILDING AREA <50,000 CF:	NO
FOOTPRINT:	6,840 SF (Including Loading Dock and Cooler)
IMPERMEABLE AREA:	28,800 SF (Not including Footprint) (Includes Patio of 1,600 SF) (Includes Sidewalks of 2,400 SF) (Includes Drives & Parking of 24,800 SF)
SITE AREA:	70,780 SF (Not including location of New Village Sidewalk)
SITE COVER (IMPERMEABLE/SITE):	50.37%
FAR (FLOOR AREA/SITE RATIO):	0.110 (Based on Project Work Area All levels)
FIRE ALARM:	NONE
FIRE SUPPRESSION:	NONE
ZONING DISTRICT:	PDD
PARKING REQUIREMENT:	37 PARKING SPOTS REQUIRED 1100 SF TAP ROOM (40); 1/2 Employees (2); 11,000 SF BREWERY (5)
ON SITE PARKING PROVIDED:	37 (Includes 2 ADA spots)
OTHER PARKING PROVIDED:	NO ADDITIONAL PARKING REQUIRED
OWNER CONTACT / (OWNER):	DAVID & ABIGAIL MALCOLM 1442 GRUVION STREET GREEN BAY, WI 54301 TEL: (202) 476-7926 EMAIL: david.malcolm@zambaldi.com
ARCHITECT / (FIRM):	DANIEL J. ROARITY, AIA / (DIMENSION IV) 124 S. BROADWAY, SUITE 204 GREEN BAY, WI 54303 TEL: (202) 431-3444 FAX: (202) 431-3445 EMAIL: djroarity@dimension-iv.com WEBSITE: www.dimension-iv.com
CIVIL ENGINEERING / (FIRM):	BOB MACH, PE / (MACH IV) 2260 SALSCHIEDER GREEN BAY, WI 54313 TEL: (202) 559-5765 FAX: (202) 559-5767 EMAIL: rmach@mach-iv.com
STRUCTURAL / (FIRM):	BEN GEROLD, PE (BT GEROLD STRUCTURAL ENGINEERING, LLC) 701 JUNEAU STREET KEWAUNEE, WI 54216 TEL: (202) 309-1639 EMAIL: btgerold@gmail.com
HVAC & PLUMBING / (FIRM):	DALE PEARSON, PE (FACILITY ENGINEERING CONSULTANTS) 2301 RIVERSIDE DRIVE GREEN BAY, WI 54301 TEL: (202) 445-0430 EMAIL: djpearson@facility-engineering.com
ELECTRICAL / (FIRM):	HARLAND MATTHEWS, DE (MIDWEST DESIGN SOLUTIONS) 2678 BAY SETTLEMENT ROAD GREEN BAY, WI 54311 ADDRESS TEL: (202) 471-6805 EMAIL: harland@midwestdesignsolutions.com

T-1	TITLE PAGE; PROJECT INFORMATION; PDD CHECKLIST; LOCATION INFORMATION
A-100	EXISTING SITE CONDITIONS
A-101	PROPOSED SITE PLAN
A-102	SITE PLAN DETAILS
C-1	EROSION CONTROL
C-2	STORM WATER MANAGEMENT
A-200	BUILDING PLAN
A-300	BUILDING ELEVATIONS
ES-1	ELECTRICAL, SITE PLAN LIGHT SCHEDULE
ES-2	ELECTRICAL, SITE LIGHT FIXTURES



20 AREA MAP
NO SCALE

NORTH



W E

DIMENSION IV
Planning, Architectural Design, and Construction Administration
*Incorporating the principles of
Green Architecture and Sustainable Design*

124 S. Broadway
Green Bay, WI 54303

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A Division of Idea House, Inc.

ZAMBALDI BEER BREWERY

1649 S. Webster Ave

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
LAST UPDATE: 08/22/17

SHEET INDEX:

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RAWN	<input checked="" type="checkbox"/>	APPRVD
BRA	***	
AUGUST 22, 2017		

T-1



Zambaldi Beer Brewery
Scale: 1" = 40'-0"

DIMENSION IV
124 South Broadway Green Bay, WI 920.431.3444