

Preliminary PDD Review – Staff Comments

Site: 1649 & 1677 S Webster Avenue (Parcel AL-44, AL-44-1, AL-45)

Developer: Malcom Management, LLC.
Attn. Abigail and David Malcom

- Zoning Department review:
 - No concerns at this time for preliminary approval.
 - The use and site plan meet concepts called for in the Riverside Drive and Webster Avenue Corridor Study and are similar to allowed uses in the zoning code.
 - The property is surrounded by “Commercial” property to the north and south and located on a commercial arterial road in the village (Webster Avenue). Efforts are being made to screen the development from the residential property to the east.
 - The building setbacks are consistent with the setbacks required in commercial zoning.
 - Pedestrian access to the buildings is provided.
 - Green space and parking appear to be adequate at this time.
 - Items to keep in mind for final approval:
 - The massing of the building on the sides not facing Webster Avenue should be broken up by architectural variations in the building.
 - Metal siding is proposed for a majority of the building. Metal siding should be considered, but be of a thick, durable grade.
 - The trash enclosure should be screened using similar architectural components used in primary structure.
 - All other zoning requirements for “Commercial” stipulated in Chapter 475 of Village Ordinances should be met to the highest degree possible.
- Fire Department review:
 - See attachment 2B.
- Parks, Recreation, and Forestry Department review:
 - Recommend more landscaping and trees within and around asphalt parking lots.
 - Caution landscaping and placing trees along Webster Avenue (west side) for vision issues exiting the driveways.
- Public Works Department review:
 - No concerns at this time. Will review further when more detailed plans are submitted for final approval.

Date Reviewed: August 10, 2017

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



Fire Department

Fire Marshals Division
Captain Joe Gabe

August 9th 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 Zambaldi Brewery located at 1649 South Webster Avenue.

Dear Mr. Fuller,

Attached are the GBMFD requirements for the new Zambaldi Brewery located at 1649 South Webster Avenue.

- If the building contains a sprinkler system GBFD will require 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 36 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 building. If the building contains a sprinkler control room that is accessed from the exterior a *Knox box* must also be placed adjacent to that door. The *Knox Box* brand locking boxes can be purchased by visiting the Knox Box website or calling (920) 448-3280 and requesting a *Knox Box* brand locking box packet. IFC #506.1 and 506.1.1.

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