

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: APPROVAL SITE PLAN AND DESIGN REVIEW OF GREEN BAY AREA PUBLIC SCHOOL DISTRICT DOTY ELEMENTARY AT 525 LONGVIEW AVENUE

Date: 22 February 2018

Attached are the proposed plans submitted by the Green Bay Area Public Schools (GBAPS) for the site plan and design review of the proposed entrance addition to Doty Elementary School at 525 Longview Avenue (see attachment 1). A representative 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.

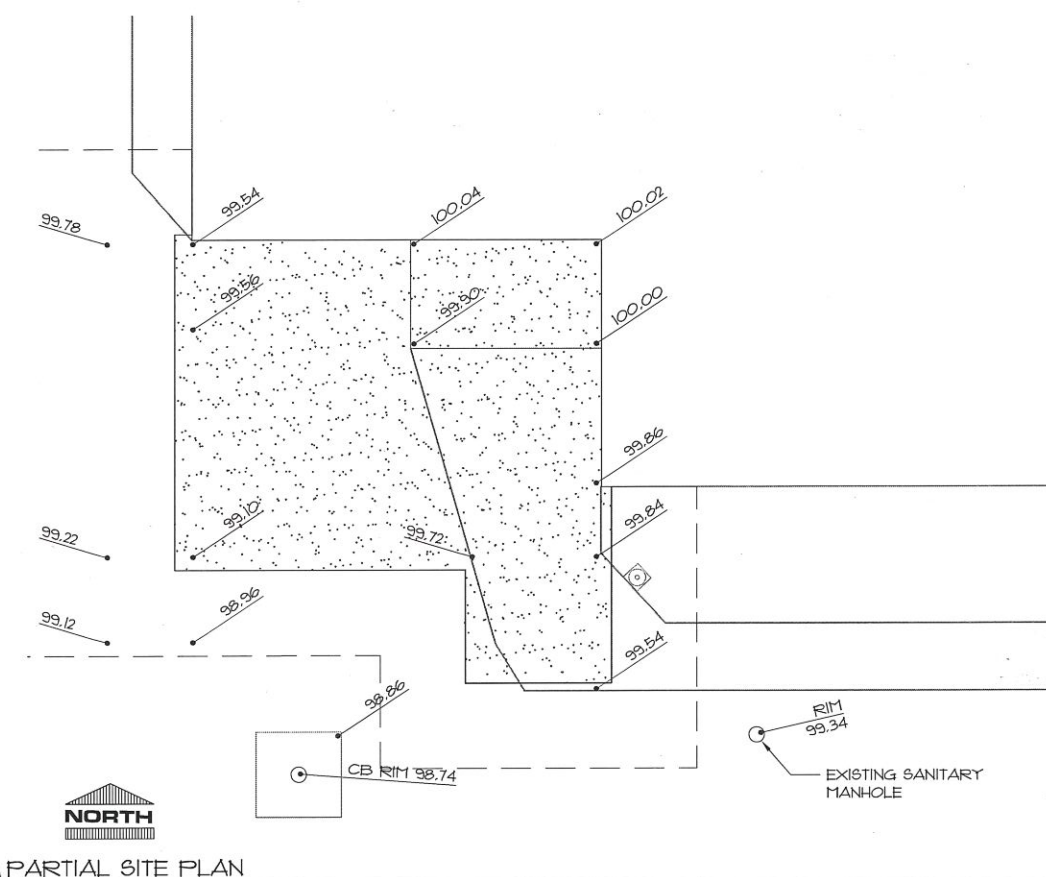
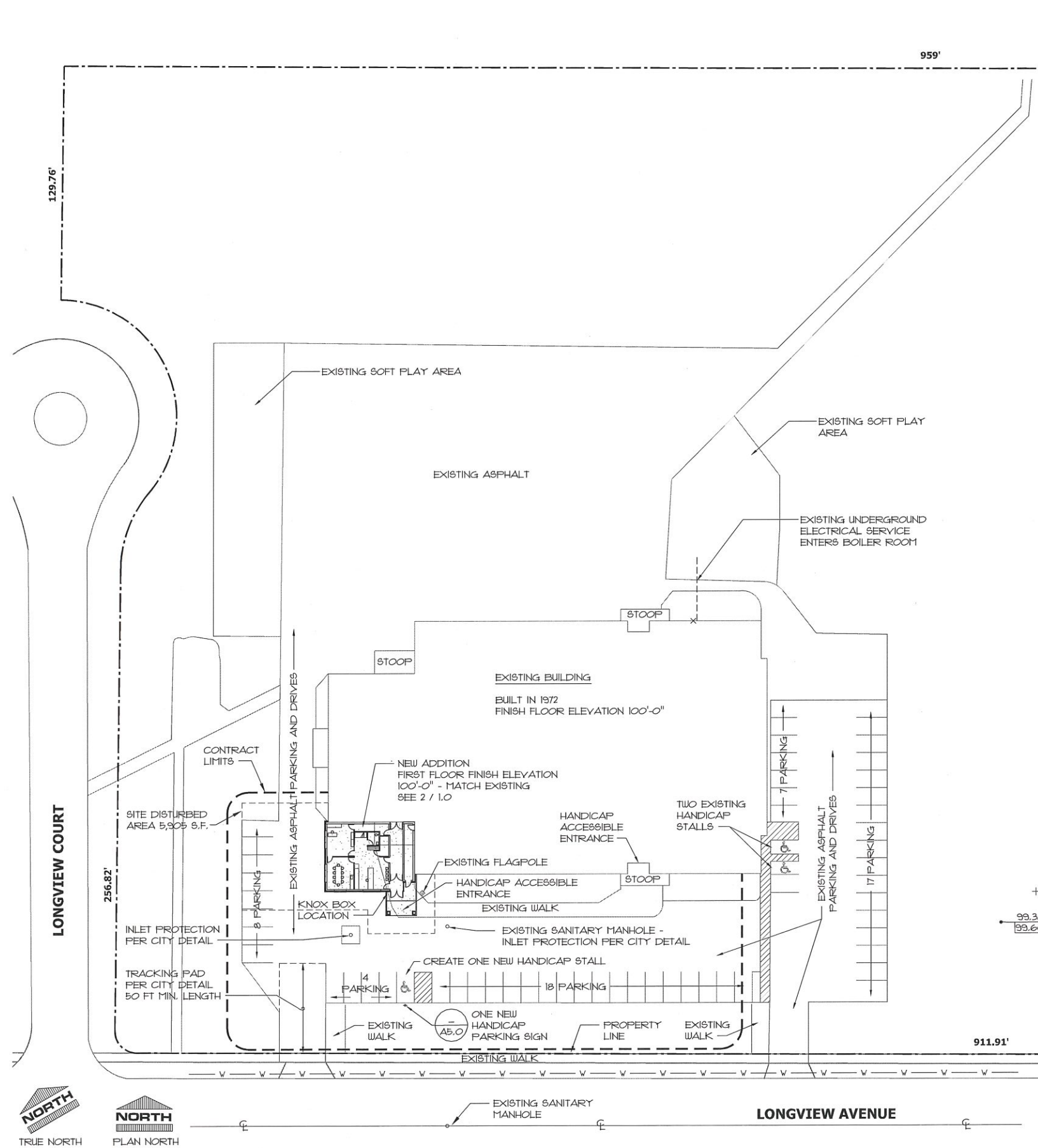
The proposed project is for parcel AL-1385-1, located at 525 Longview Avenue. This parcel is zoned "A' Residential" and the proposed use is allowed under this zoning classification. The plan commission is asked to review the Doty Elementary addition proposal and determine if the proposed project meets 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 GBAPS with comments (see attachment 2).

Staff recommends the plan commission recommend approval of 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.

Plan commission is asked to recommend or not to recommend approval of the petition from GBAPS, requesting a site plan and design review for a development on parcel AL-1385-1, located at 525 Longview Avenue.



SITE PLAN DATA

VILLAGE OF ALLOUEZ, WI
 DOTY ELEMENTARY SCHOOL
 525 LONGVIEW AVE.
 GREEN BAY, WI 54301
 LOTS 3 & 4 OF BLOCK G
 PARCEL AL-1385-1
 11.641 ACRES

LOT AREA: 506,762 S.F.
 BUILDING AREA: 33,287 S.F.
 HARD SURFACE AREA: 81,363 S.F., 114,650 S.F.
 GREEN SPACE: 506,762 S.F., 114,650 S.F., 392,112 S.F., 506,762 S.F. = 77.4%

DEVELOPED AREA: 6,585 S.F.
 DISTURBED AREA: 5,905 S.F.
 ZONING: "A" - RESIDENTIAL
 BUILDING USE: E
 BUILDING CLASS OF CONSTRUCTION: 2B

PARKING SPACES:
 50 REGULAR
 3 HANDICAPPED

OWNER:
 GREEN BAY AREA PUBLIC SCHOOLS
 200 SOUTH BROADWAY
 GREEN BAY, WI
 CONTACT: MIKE STANGEL
 920-448-2145

CIVIL LEGEND

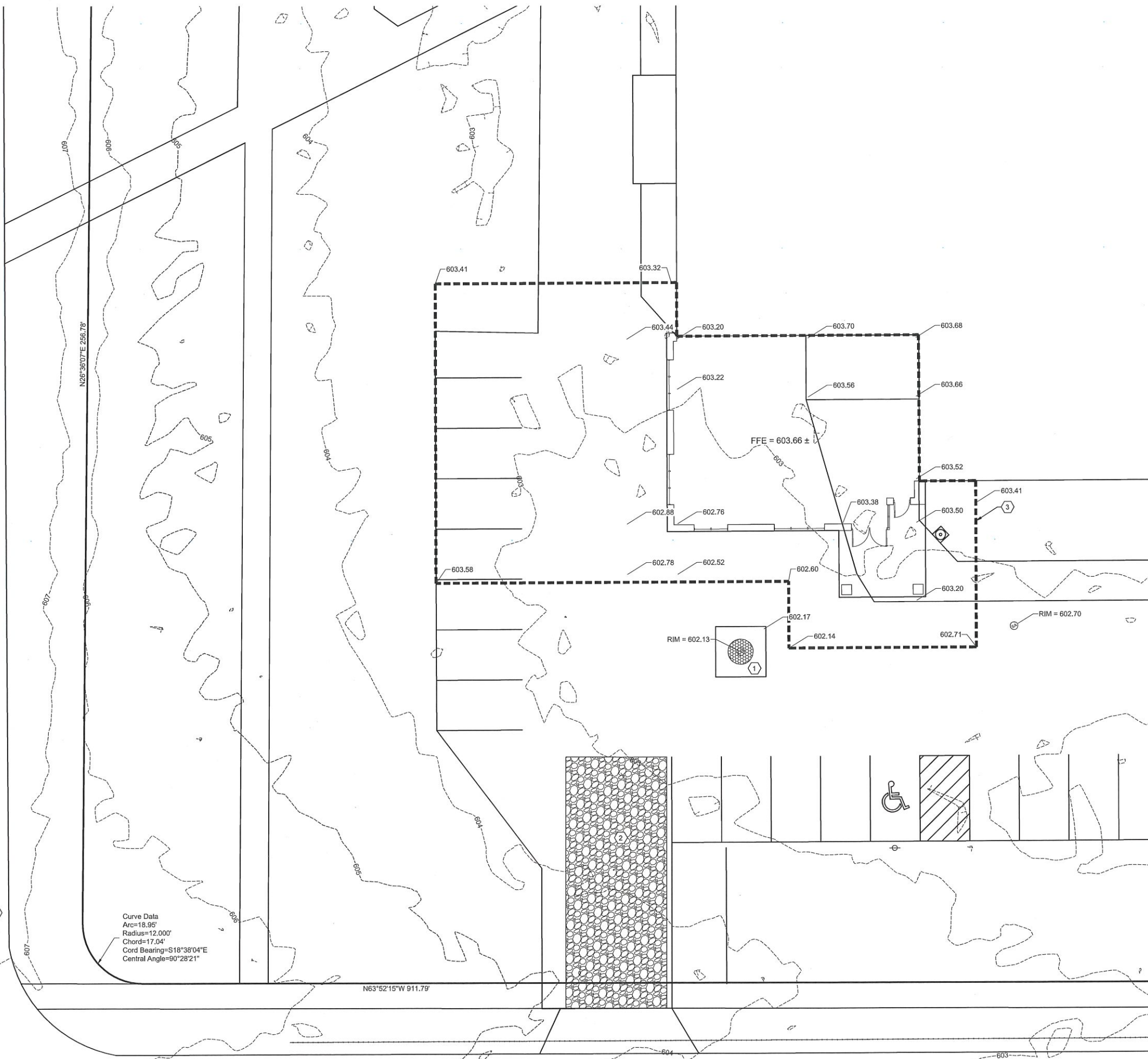
- + 100'-0" EXISTING SPOT ELEVATION
- 99.38 EXISTING SPOT ELEVATION
- 99.60 FINAL GRADE SPOT ELEVATION

CIVIL KEY NOTES

- BUILDING ADDITION
- EXISTING STORM WATER CATCH BASIN IN 10'x10' CONCRETE PAD

1 SITE PLAN
 1.0 SCALE: 1" = 30'

DOTY ELEMENTARY SCHOOL
 GREEN BAY AREA PUBLIC SCHOOLS
 GREEN BAY, WISCONSIN
 DOTY SCHOOL
 SITE PLAN
 JOB NO. 2017-018
 DATE 12/9/17
 SET TYPE PRELIMINARY
 ARCHITECTS GROUP LIMITED
 1825 South Webster Avenue Suite 202
 Green Bay, Wisconsin 54301
 www.ogib.com
 920-432-1232 FAX 920-432-7283
 1.0



Curve Data
 Arc=18.95'
 Radius=12.000'
 Chord=17.04'
 Cord Bearing=S18°38'04"E
 Central Angle=90°28'21"

N63°52'15"W 911.79'

LONGVIEW AVENUE

SHEET KEY NOTES:

- ① INLET PROTECTION; SEE DETAIL A SHEET C2
- ② ALL EXCAVATION SHALL BE FROM PAVED SURFACE. IF EXCAVATION IS TO OCCUR OUTSIDE PAVED AREAS, CONTRACTOR SHALL PROVIDE A STONE TACKING PAD PER DETAIL B SHEET C2
- ③ LIMITS OF DISTURBANCE = 5,905 SF

EROSION AND SEDIMENT CONTROL PLAN STATEMENT:

THE SITE IS LOCATED ON PARCEL AL-1385-1 (525 LONGVIEW AVENUE). EXISTING IMPROVEMENTS ON SITE CONSIST OF DOTY ELEMENTARY SCHOOL, DRIVES AND PARKING. THE PROPOSED PROJECT IS TO CONSTRUCT A NEW ENTRANCE AT THE SOUTHWEST CORNER OF THE EXISTING BUILDING. THE MAJORITY OF THE PROJECT AREA IS EXISTING IMPERVIOUS SURFACE. SITE WORK WILL CONSIST OF DEMOLITION, EXCAVATION, BACKFILL AND PAVING. RUNOFF FROM THE PROJECT AREA WILL DISCHARGE TO EXISTING CATCH BASINS LOCATED ON SITE.

EROSION CONTROL BMP'S TO BE IMPLEMENTED INCLUDE INLET PROTECTION. ANY DISTURBED LANDSCAPING WILL BE RE-VEGETATED.

LAND DISTURBANCE IS ESTIMATED TO BE 0.11 ACRES.

ESTIMATED CONSTRUCTION SCHEDULE IS MAY 2018 TO AUGUST 2018

CONSTRUCTION SEQUENCE:

- MAY 2018 - AUGUST 2018
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 - CONSTRUCT BUILDING
 - INSTALL BASE COURSE
 - INSTALL PAVEMENT
 - REMOVE EROSION CONTROL BMP'S UPON SITE STABILIZATION

PLANNED EROSION CONTROL PRACTICES:

1. **INLET PROTECTION** (TECH STANDARD 1050)
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.
2. **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.
3. **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.
4. **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. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
3. 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.
4. 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.

CONSTRUCTION NOTES:

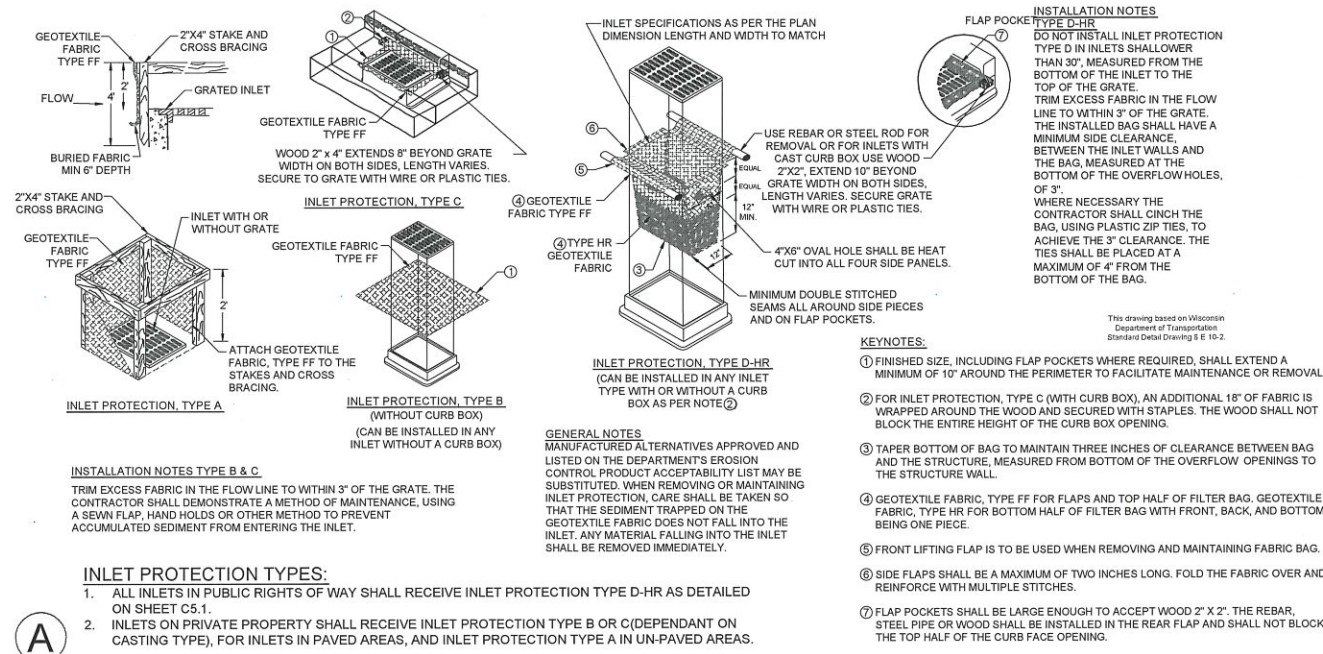
1. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
4. SITE DEWATERING IS NOT ANTICIPATED. HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
5. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

NOTE

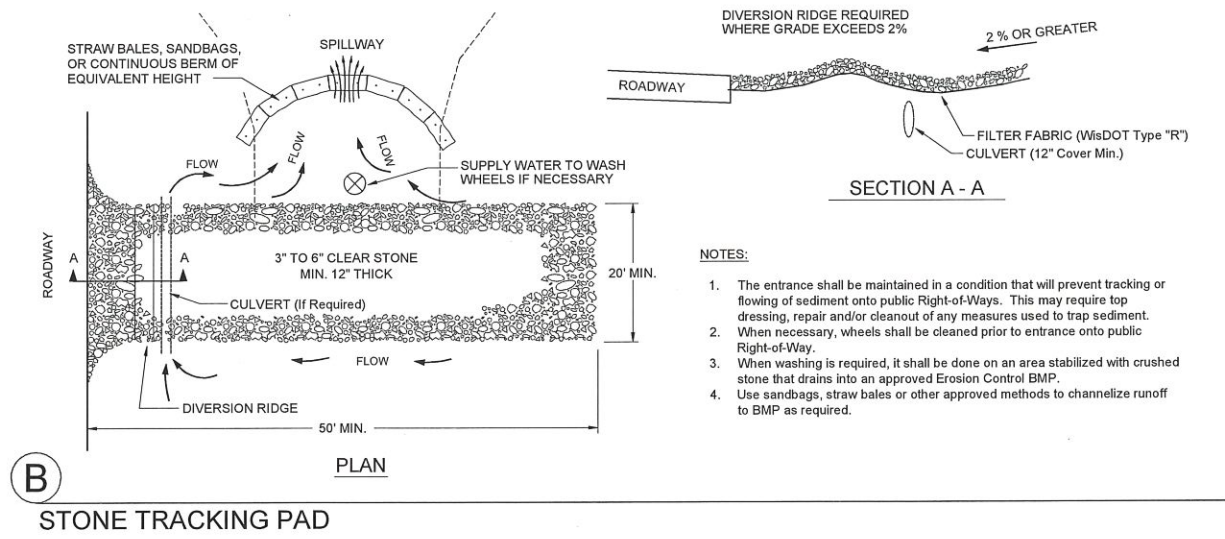
ELEVATIONS ARE ON BROWN COUNTY DATUM.



SET TYPE	REVISION	DATE	JOB NO.
PRELIMINARY		12/18/17	2017-018
FINAL REVIEW			DRAWN BY
BID DOCUMENT			RPH



INLET PROTECTION



STONE TRACKING PAD

SET TYPE	REVISION	DATE	REVISION	JOB NO.
PRELIMINARY		12/18/17		2017-018
FINAL REVIEW				DRAWN BY
BID DOCUMENT				RPH

ARCHITECTS: GROUP LIMITED
 1825 South Webster Avenue Suite 202
 Green Bay, Wisconsin 54301
 www.ogip.com
 920-432-1232 FAX 920-432-7283



Site Plan & Design Review – Staff Comments

Site: 525 Longview Avenue (Parcel AL-1385-1)
Development: Green Bay Area Public Schools (GBAPS) - Doty Elementary School
Developer Representatives: GBAPS – Michael Strangel – Executive Director of Facilities and Related Services
 Architects Group Limited – Carl Winnekins – Project Architect

- Zoning Department review:

Zoning district		"A" Residential		
Building use (allowed)		Schools which are public or church-affiliated educational institutions		
		Required	Provided	Notes
Height		Lesser of 35' or 2½ stories	Not provided	Font elevations and building heights not provided. Should be discussed at the meeting.
Lot	Area	7,500SF minimum	Standards met	
	Frontage	100' minimum	Standards met	
	Green space	N/A for public and semipublic buildings, such as churches, schools and hospitals	N/A	
Setback	Front	30'	Existing	
	Side (inner)	10'	Existing	
	Side (corner)	N/A	N/A	
	Rear	30'	Existing	
Parking	Number	<u>Elementary, middle or junior high school</u> (1 stall / 5 seats provided in the main assembly rooms)	53	
	Size	10'x20'	Existing	
	Bicycle	Bicycle parking should be provided	Standards met	
Access	Automobile	24' drive lanes with 90 degree parking	Existing	
	Pedestrian	ADA compliant sidewalks	Standards met	
Architecture		Varied rooflines and other architectural designs that break-up the building mass	Not provided	Font elevations not provided. Should be discussed at the meeting.
Exterior finishes		Brick, stone, glass, fiber cement siding, EFIS, stucco, wood siding	Not provided	Font elevations and exterior finishes not provided. Should be discussed at the meeting.
Lighting		Dark sky compliant, no light directed towards ROW, no more than 0.2FC at property line, must be shut off at 10p.m.	Standards met	
Sign		N/A	N/A	
Fences/Screening		N/A	N/A	

**All other zoning requirements for "A" Residential District stipulated in Chapter 475 of Village Ordinances should be met to the highest degree possible.

- Fire Department review:
 - Standards met.
- Parks, Recreation, and Forestry Department review:
 - No comment.
- Public Works Department review:
 - All stormwater and erosion control requirements shall be met.

- Additional comments:
 - Construction access – traffic on Longview Avenue shall not be obstructed during construction. Dirt and debris shall be kept on-site and off of the public roadway.

Date Reviewed: February 22, 2018

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