

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: APPROVAL SITE PLAN AND DESIGN REVIEW ALLOUEZ BUCCANEERS CONCESSION AND STORAGE BUILDING AT PHM WEBSTER PARK, 2111 JOURDAIN LANE

Date: 22 February 2018

Attached are the proposed plans submitted by the Allouez Buccaneers for the site plan and design review of the proposed reconstruction of the concession and storage building at PHM Webster Park, 2111 Jourdain Lane (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-58-1, located at 2111 Jourdain Lane. This parcel is zoned "'A' Residential" and the proposed use is allowed under this zoning classification. The plan commission reviewed the concession and storage building reconstruction proposal and determined the proposed project meets the zoning and design requirements required by the zoning code for this proposed use.

Staff Comments and Recommendation

The proposed project is for parcel AL-58-1, located at 2111 Jourdain Lane. This parcel is zoned "'A' Residential" and the proposed use is allowed under this zoning classification. Staff has reviewed the proposed plans and has provided Allouez Buccaneers with comments (see attachment 2).

Staff recommends the 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.

The plan commission reviewed the concession and storage building reconstruction proposal at their February 26, 2018 meeting and determined the proposed project meets the zoning and design requirements required by the zoning code for this proposed use.

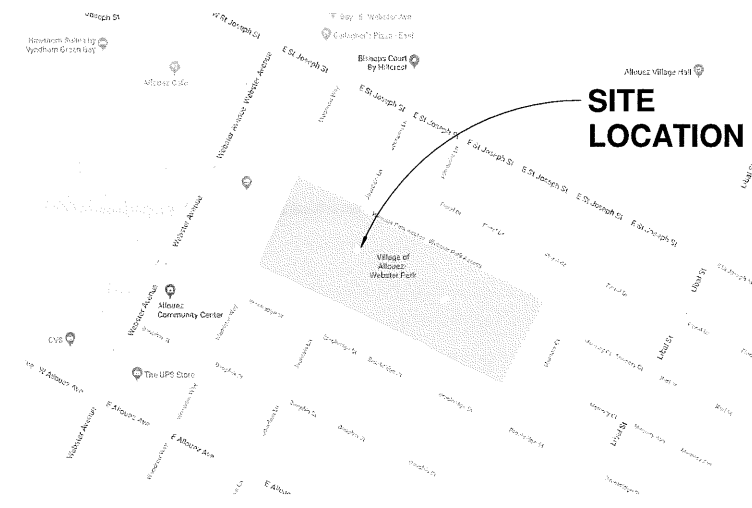
Village Board is asked whether or not approve the petition from the Allouez Buccaneers, requesting a site plan and design review for a development on parcel AL-58-1, located at 2111 Jourdain Lane.

ALLOUEZ BUCCANEERS



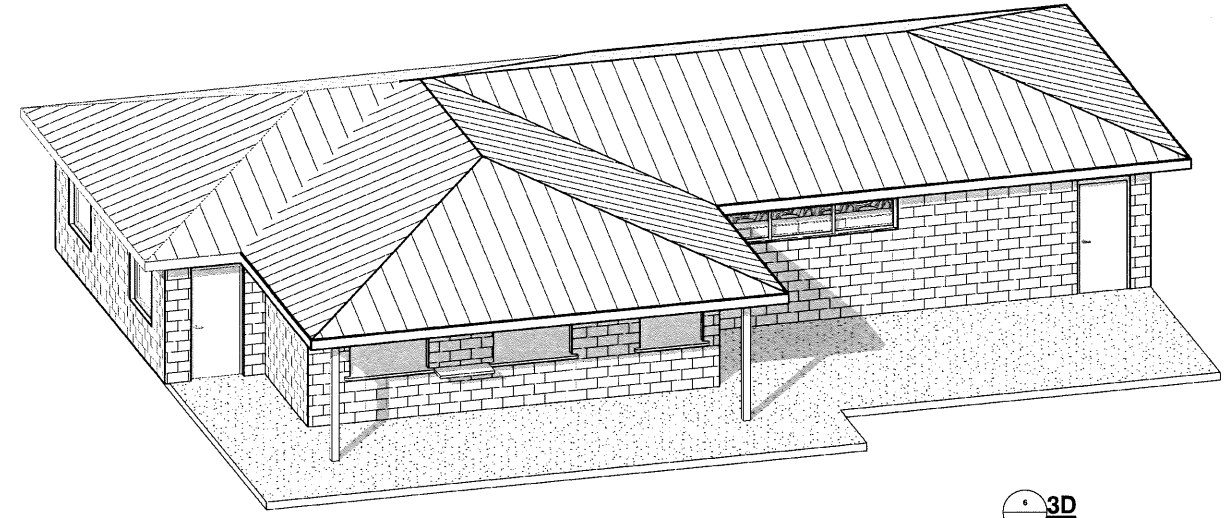
ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54302
920-606-0144

VILLAGE OF ALLOUEZ - WEBSTER PARK



SITE LOCATION

3 CONCEPTUAL SITE PLAN



3D

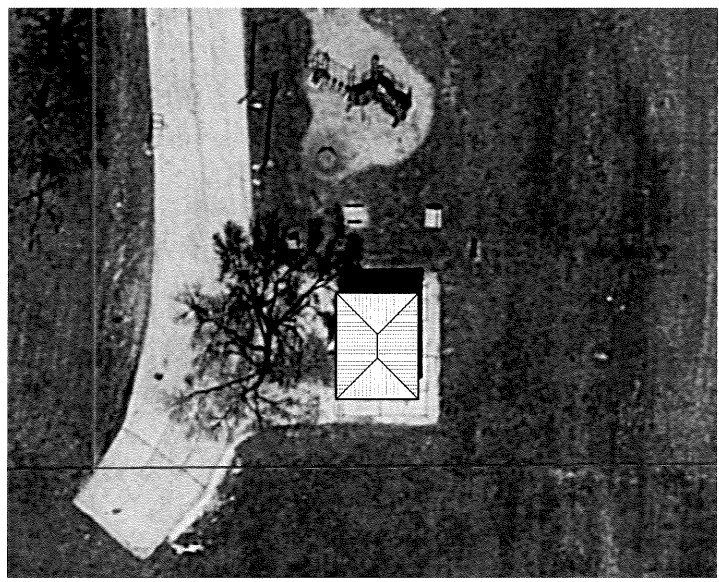
- THESE DRAWINGS COVER GENERAL CONSTRUCTION WORK ONLY. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES WHICH GOVERN FOR THE BUILDING SITE, AND SHALL BE DONE IN A WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
- HVAC, ELECTRICAL AND PLUMBING WILL BE DESIGN BUILD. CONTRACTOR SHOULD FAMILIARIZE THEMSELVES WITH OWNERS SPECIFICATIONS.
- SEE OWNER SPECIFICATIONS FOR ALL AREAS OF WORK. OWNER MUST APPROVE ALL SHOP DRAWINGS.

2 GENERAL NOTES

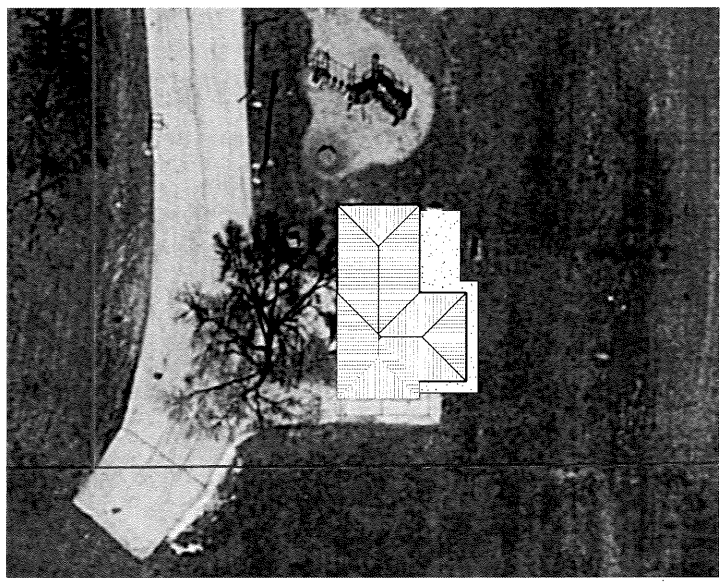
SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ORDER
T1.0	TITLE	1
A1.0	FLOOR PLAN	2
A2.0	ELEVATIONS	3

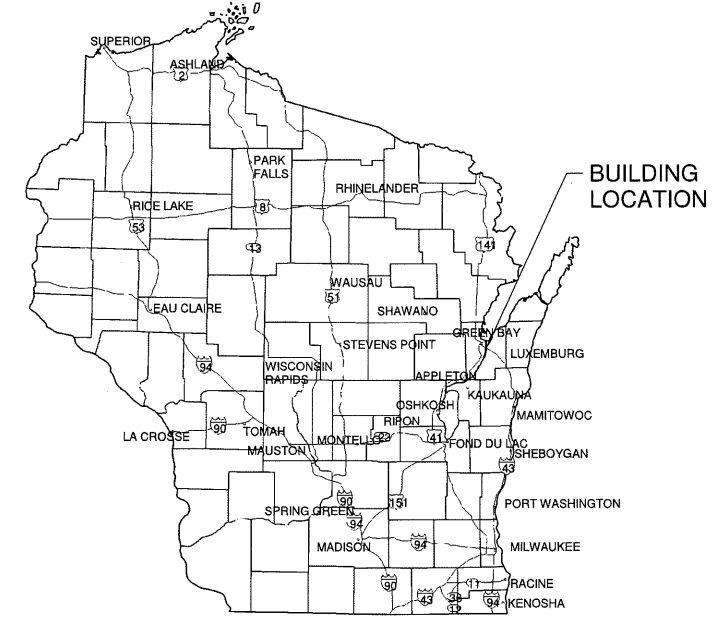
THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



4 CONCEPT SITE PLAN - EXISTING



5 CONCEPT SITE PLAN - NEW



1 WISCONSIN MAP

PRELIMINARY - NOT FOR CONSTRUCTION

Owner

Enter address here

PROJECT
ADDITION / REMODEL

**ALLOUEZ
BUCCANEERS**

DRAWN BY:
I. WILSON

ORIGINATION DATE:
1-19-18

REVISIONS

1-19-18	ORIG
1-21-18	REV 1
1-22-18	REV 2
2-16-18	REV 3

CONTENTS
TITLE

"COPYRIGHT NOTICE"
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SHEET NUMBER

T1.0

Owner
 Enter address here

PROJECT
**ALLOUEZ
 BUCCANEERS**

DRAWN BY:
I. WILSON
 ORIGINATION DATE:
1-19-18

REVISIONS

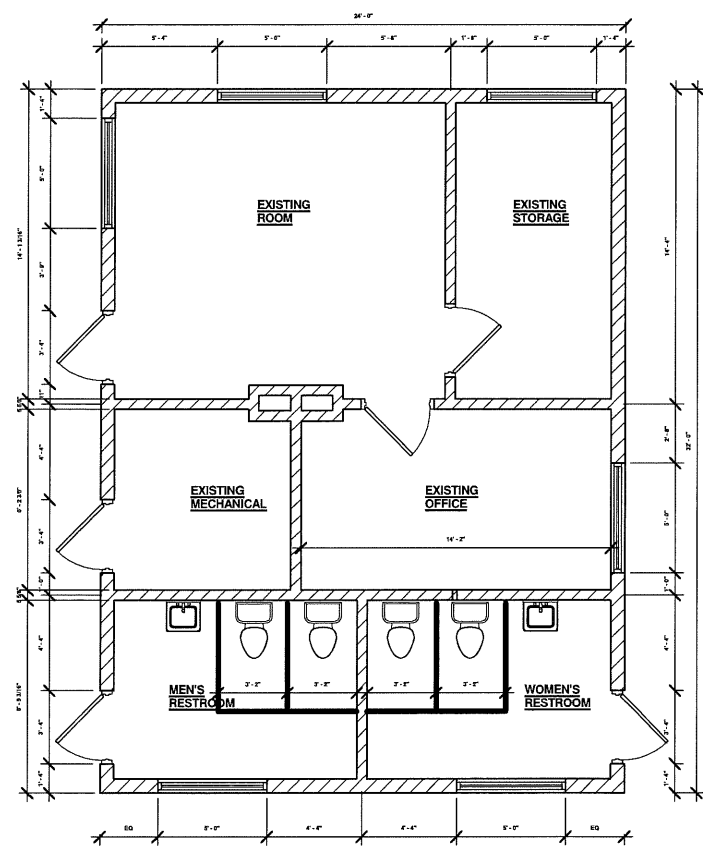
1-19-18	ORIG
1-21-18	REV 1
1-22-18	REV 2
2-16-18	REV 3

CONTENTS
FLOOR PLAN

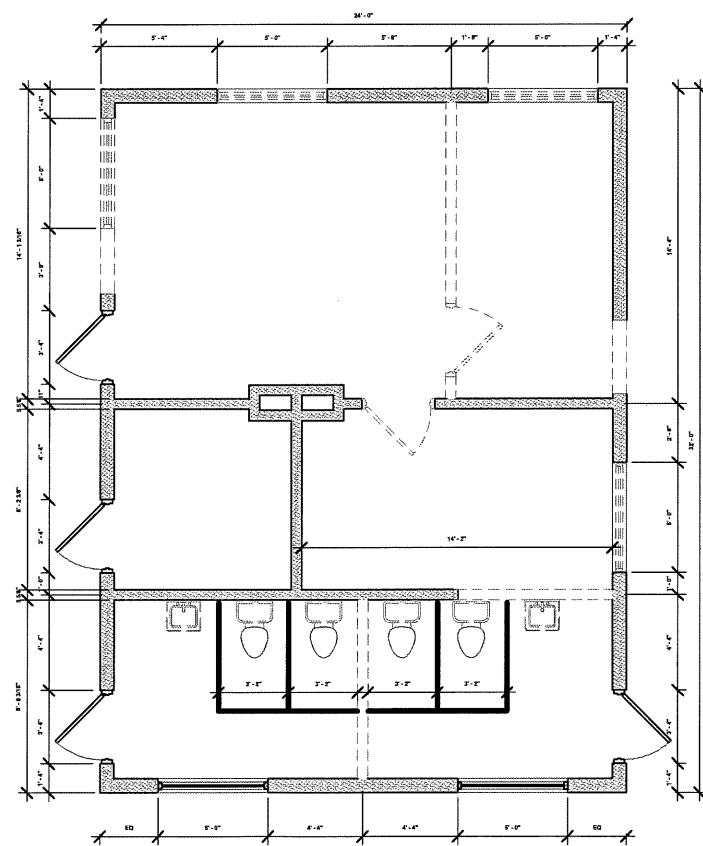
"COPYRIGHT NOTICE"
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SHEET NUMBER
A1.0

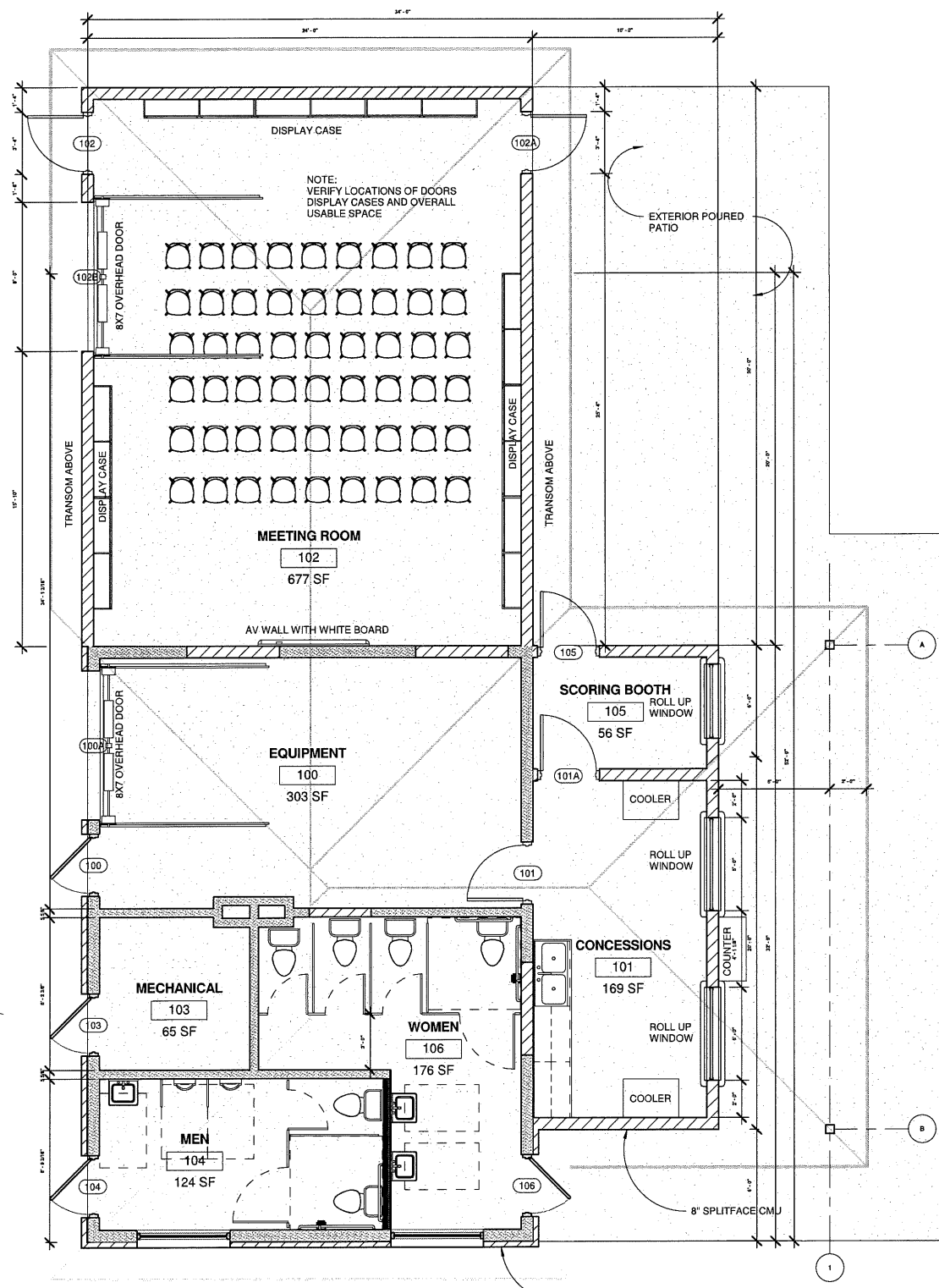
DOOR & FRAME SCHEDULE												
#	SIZE		TYPE	DOORS							FRAME	
	W	H		MAT.	LITE	GRILLE	LABEL	COLOR	REMARKS	TYPE	Comments	
100	3'-0"	7'-0"										
100A	8'-0"	7'-0"										
101	3'-0"	7'-0"										
101A	3'-0"	7'-0"										
102	3'-0"	7'-0"										
102A	3'-0"	7'-0"										
102B	8'-0"	7'-0"										
103	3'-0"	7'-0"										
104	3'-0"	7'-0"										
105	3'-0"	7'-0"										
106	3'-0"	7'-0"										



2 FLOOR PLAN - EXISTING
 A1.0 1/4" = 1'-0"

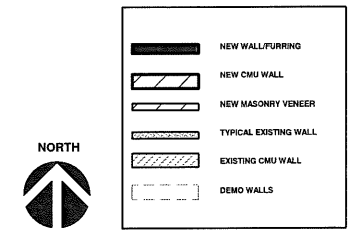


3 FLOOR PLAN - DEMO
 A1.0 1/4" = 1'-0"



1 FLOOR PLAN - NEW
 A1.0 1/4" = 1'-0"

RM#	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
				NORTH	SOUTH	EAST	WEST	MATERIAL	HGT.	
100	EQUIPMENT									
101	CONCESSIONS									
102	MEETING ROOM									
103	MECHANICAL									
104	MEN									
105	SCORING BOOTH									
106	WOMEN									



WALL KEY

PRELIMINARY - NOT FOR CONSTRUCTION

Owner

Enter address here

PROJECT
ADDITION / REMODEL

**ALLOUEZ
BUCCANEERS**

DRAWN BY:
I. WILSON

ORIGINATION DATE:
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REVISIONS

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2-16-18 REV 3

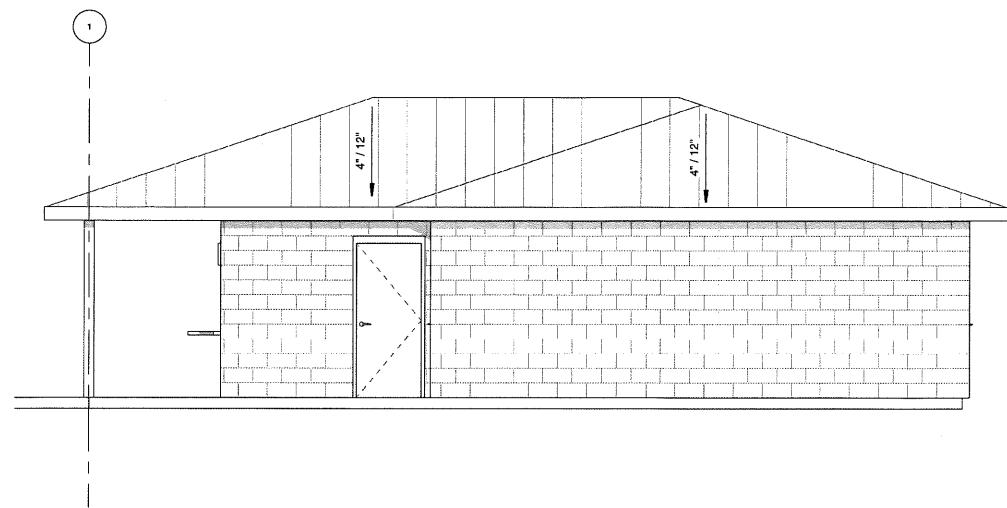
CONTENTS
ELEVATIONS

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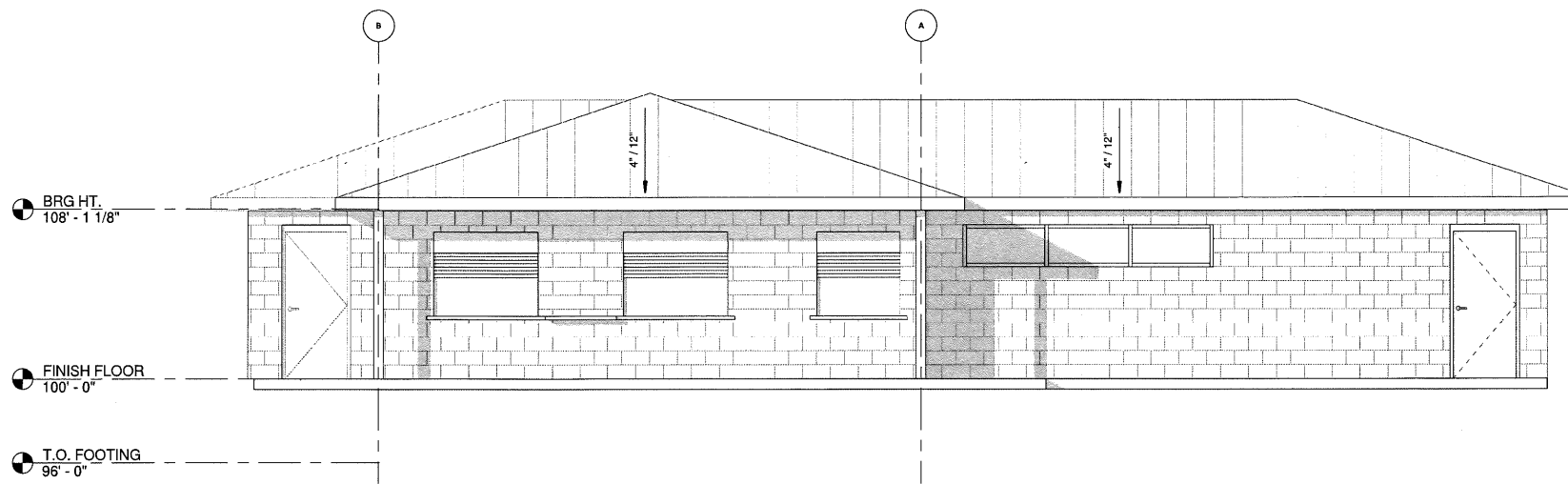
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SHEET NUMBER

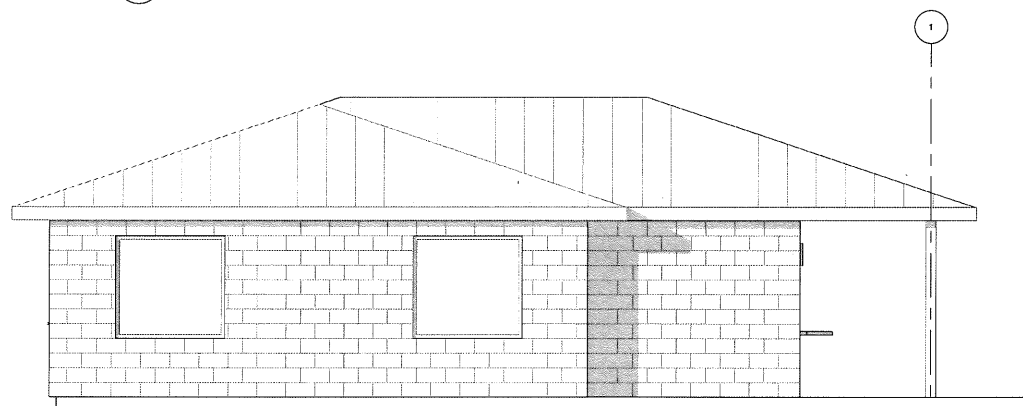
A2.0



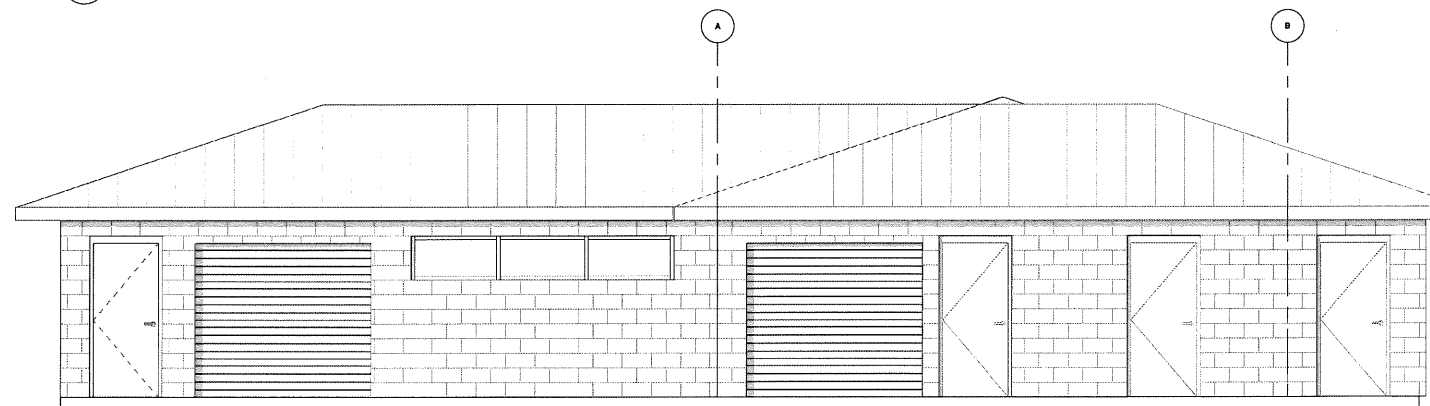
2 NORTH ELEVATION
A2.0 1/4" = 1'-0"



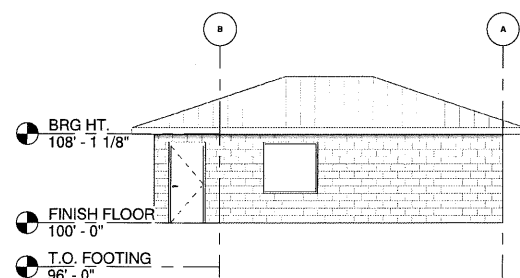
1 EAST ELEVATION
A2.0 1/4" = 1'-0"



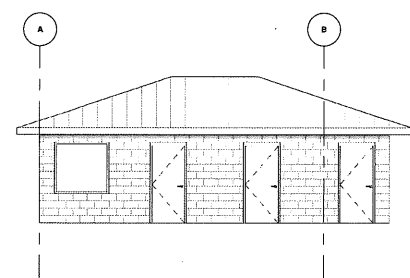
3 SOUTH ELEVATION
A2.0 1/4" = 1'-0"



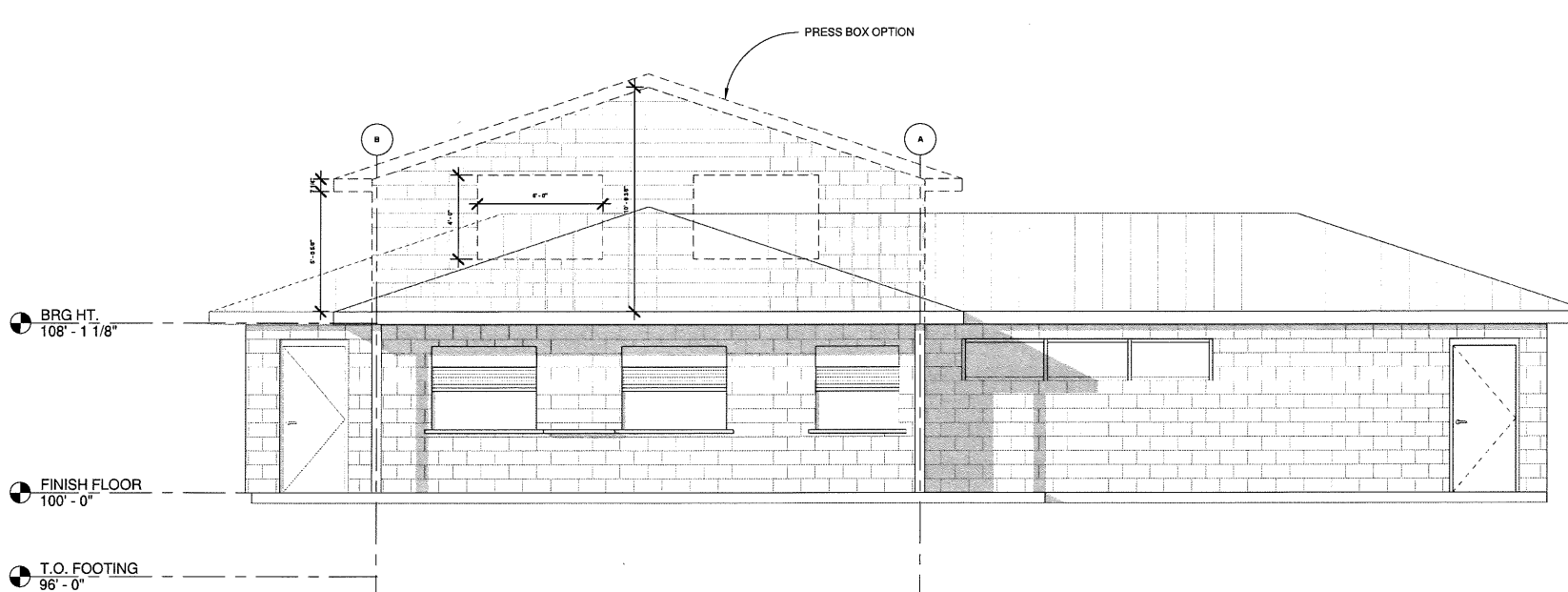
4 WEST ELEVATION
A2.0 1/4" = 1'-0"



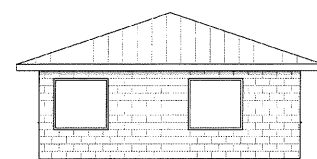
5 EAST ELEVATION - EXISTING
A2.0 1/8" = 1'-0"



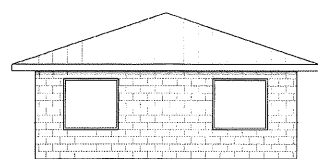
6 WEST ELEVATION - EXISTING
A2.0 1/8" = 1'-0"



8 EAST ELEVATION
A2.0 1/4" = 1'-0"



9 NORTH ELEVATION - EXISTING
A2.0 1/8" = 1'-0"



7 SOUTH ELEVATION - EXISTING
A2.0 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Site Plan & Design Review – Staff Comments

Site: 2111 Joursdain Lane (Parcel AL-58-1)
Development: PHM Webster Park Concession and Storage Building
Developer Representatives: Allouez Buccaneers – Paul Ihlenfeldt
 Rodac Development & Construction – Rich Otradovec

- Zoning Department review:

Zoning district		"A" Residential		
Building use (allowed)		Museums, libraries, parks, playgrounds, recreational facilities, or community centers owned and operated by the Village of Allouez, the State of Wisconsin, or any other governmental entity.		
		Required	Provided	Notes
Height		Lesser of 35' or 2½ stories	Standards met	
Lot	Area	7,500SF minimum	Standards met	Site area may be adjusted with land swap.
	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'	N/A	
	Side (inner)	10'	N/A	
	Side (corner)	N/A	N/A	
	Rear	30'	N/A	
Parking	Number	N/A	N/A	
	Size	10'x20'	Standards met	
	Bicycle	Bicycle parking should be provided	Existing	
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	Standards met	
Exterior finishes		Brick, stone, glass, fiber cement siding, EFIS, stucco, wood siding	Standards met	
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		Mechanical equipment must be screened from street	Standards met	New mechanical equipment will be screened.

**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:
 - No comment.
- Parks, Recreation, and Forestry Department review:
 - Reconstruction of access road and future parking planned for the park at a future date.
- Public Works Department review:

- All erosion control requirements should be met.
- Additional comments:
 - Construction access – traffic on Jourdain Lane 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