

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM GB REAL ESTATE INVESTMENTS – REQUESTING SITE PLAN AND DESIGN REVIEW FOR A NEW COMMERCIAL BUILDING AT 1324 S. WEBSTER AVENUE (NW corner of Derby Lane & Webster Avenue)(from Plan Comm 12/16/19 – T. Fuller)

Date: 13 December 2019

Attached are the proposed plans submitted by Robert E. Lee & Associates / GB Real Estate Investments for the site plan and design review of a new commercial daycare development at 1324 S. Webster Avenue. 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 parcels AL-1419, AL-1420, and AL-1421 located at the northwest corner of S. Webster Avenue and Derby Lane. These parcels are zoned “Commercial District and the proposed use is an allowed use. The Plan Commission is asked to review the building and site plans and determine if the proposed project meets the zoning and design requirements required by the zoning code for this proposed district.

Staff Comments and Recommendation

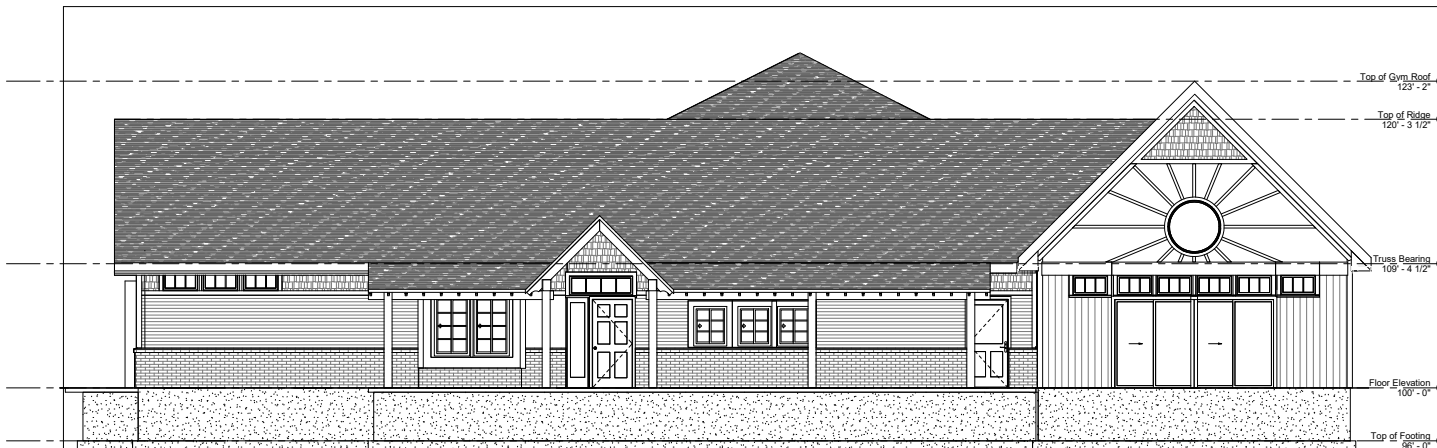
Staff has reviewed the proposed plans and recommends approval of the petition, assuming the below comments are addressed and all other applicable permits and approvals are approved.

- Zoning Department review:
 - Any sign location should be identified. Actual signs to be approved through sign permit separately.
 - Lighting levels should be 0.5 foot candles maximum at the property line. Lighting specifications should be submitted to be sure the fixtures are dark sky compliant. Lighting temperature should be less than 3000K for lights facing residential properties.
 - Trash enclosure detail should be provided. Siding should match the architectural features of the building.
 - Mechanical equipment locations should be identified and should be screened from street view and from residential properties.

- Parks, Recreation, and Forestry Department review:
 - Include shrubbery / perennials around the building in landscaping plan.
 - Discuss with the Forester regarding the possible installation of street trees on Derby in lieu of all of the trees on their property (especially those on the south side).
- Public Works Department review:
 - No comment at this time – pending stormwater and erosion control review.
- Building Inspection review:
 - No comment at this time – pending state approved building plans being conditionally approved.
- Fire Department review:
 - No comment at this time – pending detailed building plans.
- Additional comments:
 - Construction access – traffic on Derby Lane shall not be obstructed during construction. Dirt and debris shall be kept on-site and off of the public roadway. Parking for the construction crew and staging of equipment should be identified.

The Plan Commission reviewed the plans and provided a recommendation at the December 16, 2019 meeting.

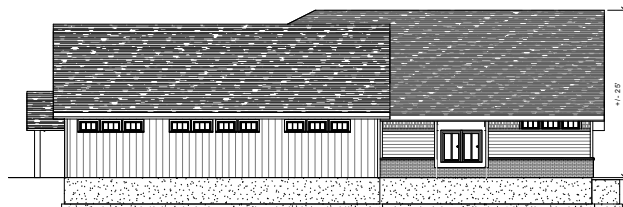
The Village Board is asked to review and determine whether or not to approve the site plan and design review petition for the proposed daycare development project at 1324 S. Webster Avenue. Conditions or reasons for not approving, if any, should be provided in the motion.



- ① Ridge vented shingle roofing over nail base insulation system over roof sheathing on wood trusses, ice and water shield at eaves and valleys.
- ② Vented aluminum fascia and soffit system.
- ③ LP siding "Cedar Texture Shakes" Accent Siding.
- ④ LP "76 Series Smooth Finish Siding Panel - Square Edge" with smooth finish trim pattern.
- ⑤ LP "Revers Board and Batten" Panel siding.
- ⑥ LP "Double 8" Bold Profile Cedar Texture Lap" Siding.
- ⑦ Typical wall construction to be 2x6 studs with 1" Zip Insulation/Sheathing System. Wall cavities to R-19 insulation covered with vapor barrier and sheetrock.
- ⑧ Ledge Stone thin veneer system with cut limestone cap over drainage mat.
- ⑨ LP Trims at corners, material separations and around door and window openings.
- ⑩ Various composite windows and FRP entry door. See Window and Door Schedule.
- ⑪ Square cedar posts (on concrete piers) and beams with exposed cedar rafters and exterior plywood roof deck.
- ⑫ Reinforced concrete frost wall and footing.

1 South-Front
1/4" = 1'-0"

Derby Lane



2 East
1/8" = 1'-0"

S. Webster Avenue



4 West
1/8" = 1'-0"

"Side"

3 North
1/8" = 1'-0"

"Back"



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GREEN BAY, WI

You Are My Sunshine
Green Bay, WI

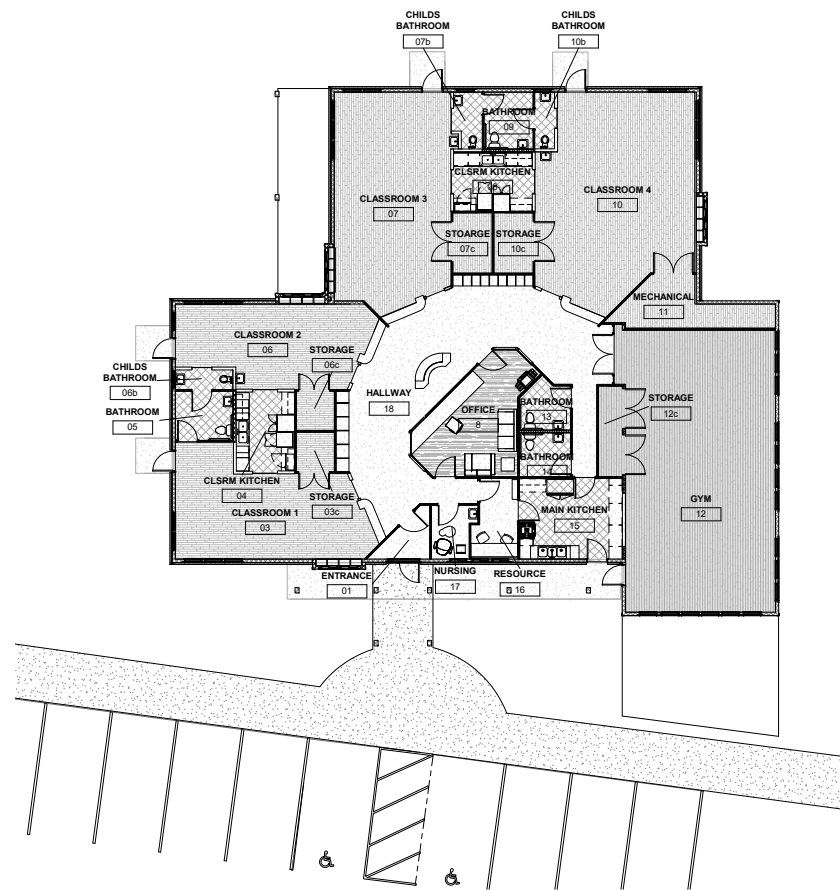
1324 S. Webster

REVISIONS
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
LAST UPDATE:

SHEET INDEX
Elevations

Drawn by: J. Webb
Checked by: J. Webb
Scale: 1/8" = 1'-0"
Sheet #: A300

A300



15 Floorplan
1/8" = 1'-0"

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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION LAST UPDATE:	
SHEET INDEX PLAN	
A201	