

Meeting Date: 11/18/14
 Agenda Item: # 6



REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: Dave Wiese, Director of Community Development

AGENDA ITEM: Review and take action on a site plan for a proposed drive thru window for La Java Brew House, located at 430 Cardinal Lane, VH-459-8.

THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER

BASIC INFORMATION

Project Name	Drive up window alteration for La Java A Brew House
Applicant Name/Contact No./ Email	Dawn Shallberg 847-214-8100 dawn.marlin@sbcglobal.net
Subject property address	430 Cardinal Lane. Green Bay, WI. 54313
Abbreviated Legal	VH-459-8
Consultant	Lloyd Carpenter Architect LLC carp.arch@gmail.com
Size of Parcel	41,500 sf.
Existing Zoning	PDD
Requested Zoning	PDD
Comp. Land Map Designation	Commercial

ADJACENT LAND USE/ZONING MATRIX

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Commercial	PDD
South	Commercial	PDD
East	Conservancy	Duck Creek Conservancy
West	Commercial/residential	PDD

ZONING MATRIX

	<i>Required</i>	<i>Provided</i>
Current Zoning	PDD	PDD
Minimum Development Area	n/a	41,500 sf
Minimum Lot Width	n/a	232'
Minimum Street Building Setback	n/a	78'
Minimum Side Yard Setback	n/a	10'
Maximum Height	n/a	25'

In all business and industrial zoning districts the Zoning Ordinance requires that no building or any improvement shall be erected, placed, or altered on any building site until the plans for such building or improvement, including the site plan, landscape plan, building plan and specifications, have been reviewed and approved by the Plan Commission. The applicant is proposing to construct a drive thru at their existing location.

EXECUTIVE ANALYSIS

1. **Zoning:** The property is presently zoned PDD. The use is not changing.
2. **Setbacks:** All existing and proposed setbacks shown on the plan submitted comply with Zoning Ordinance regulations.
3. **Parking:** Existing parking is being relocated.
4. **Floodplain, Shoreland Zoning & Stormwater Management:** N/A
5. **Land Division:** N/A.
6. **Lighting:** All proposed new lighting will need to comply with Zoning Ordinance exterior lighting regulations.
7. **Lot and Width Area:** The existing lot complies with minimum lot width and area regulations for business zoned properties
8. **Driveway Locations:** The existing driveways on to Cardinal Lane are not changing.
9. **Signage:** N/A
10. **Garbage:** The Garbage/recycling area will be relocated.
11. **Landscape:** A small portion of landscaping will be lost.

RECOMMENDED ACTION

Staff recommends approval of the proposed Site Plan.

ATTACHMENT

I Proposed Site Plan.



LOOKING NORTH WEST



LOOKING EAST



LOOKING EAST



LOOKING NORTH



LOOKING WEST



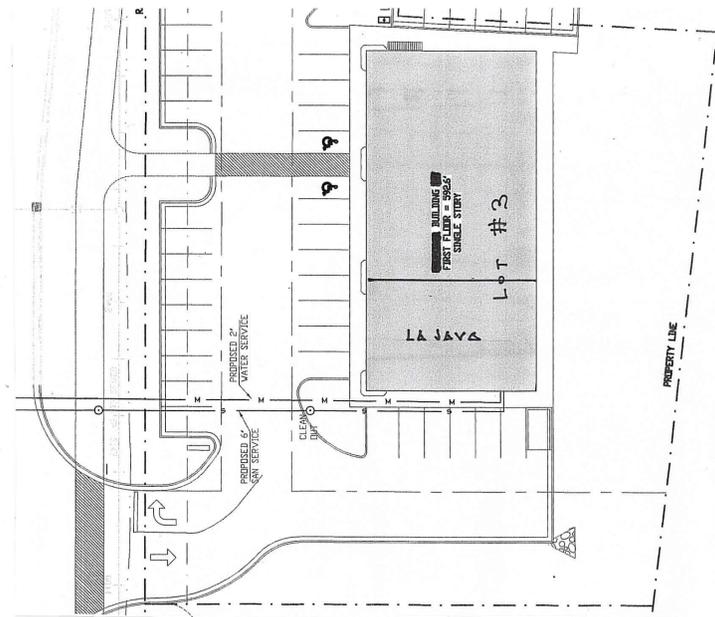
LOOKING NORTH-EAST



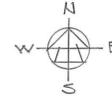
LOOKING WEST



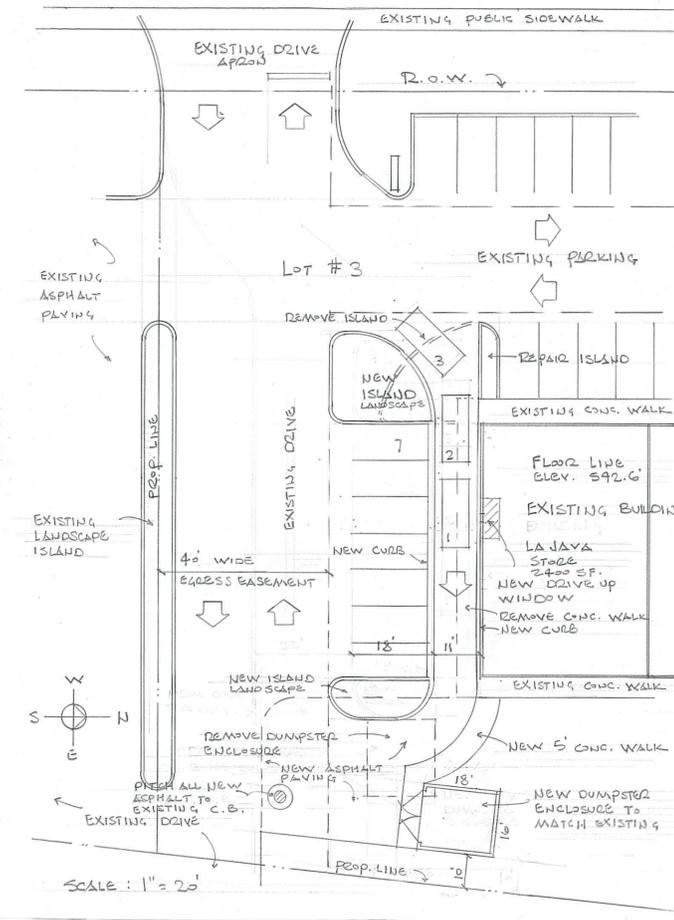
AERIAL SITE CONTOURS



UTILITY PLAN SCALE: 1"=20'

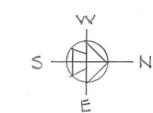


AERIAL SITE PLAN



SCALE: 1"=20'

SITE PLAN



NOTE:
 CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY. INTERNATIONAL BUILDING CODE (2009) WITH ST. OF WI. SUPPLEMENTS.

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER OF ANY INTERFERENCES.

CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

EXISTING BUILDING : 7200 SF.
 LA JAVA TENANT SPACE : 2400 SF. (49 OCCUPANTS)
 ALTERED AREA : 50 SF.
 I & O USE GROUP : B # 1
 TYPE OF CONSTRUCTION : V B
 SINGLE STORY, 25' HIGH TOP OF ROOF
 NON-SPRINKLERED
 LOT DENSITY FAR = .17
 PLAN ADDS 750 SF. OF HARD SURFACE AREA
 PROJECT REQUIRES NO LOSS OF PARKING STALLS.
 PROJECT SHALL MATCH EXISTING LANDSCAPING.
 EXISTING BUILDING WAS DESIGNED FOR 150 OCCUPANTS

GREEN SPACE CALCS.
 LOT AREA : 41,500 SF.
 HARD SURFACE AREA : 26,361 SF.
 GREEN SPACE : 15,135 SF. = 36%

SITE ADDRESS
 LA JAVA & ROASTING HOUSE
 430 & #6 CROWN LN,
 GREEN BAY, WI, 54313

STATEMENT OF CHARACTER AND PROPOSED DEVELOPMENT.
 LA JAVA IS A SPECIALTY STORE SELLING COFFEE, TEA RELATED ACCESSORIES AND SANDWICHES TO DINE IN AND TAKE OUT CUSTOMERS. PROPOSED PROJECT IS TO CREATE A DRIVE UP LANE WITH PASS THRU WINDOW TO BETTER FACILITATE ITS CUSTOMERS.

HOURS OF OPERATION
 DAILY 6:00 AM TO 7:00 PM

<p>NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION</p>	<p>LLOYD CARPENTER ARCHITECT LLC 2663 Maple Hills Dr., Green Bay, WI 54313 Office: (920) 434-0753 Cell: (920) 655-3829 Carp.arch@gmail.com</p>	<p>DATE: 11/07/13 FILE: 1 JOB NO. 110713</p>
	<p>DRIVE UP ALTERATIONS FOR LA JAVA & ROASTING HOUSE GREEN BAY, WI. LANDLORD: MARLIN HOWARD II LLC</p>	
	<p>1 OF 2</p>	

