



Meeting Date: 1/21/13
Agenda Item: #8

Mission Statement
Delivering quality services in a courteous, cost-effective and efficient manner.

VILLAGE PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: Dave Wiese, Director of Community Development

AGENDA ITEM: REVIEW AND TAKE ACTION ON SITE PLAN APPROVAL FOR HATTIESBURG PAPER, 2641 NORTH PACKERLAND DRIVE

ACTION REQUESTED: Approve the site plan for Hattiesburg Paper

POLICY ISSUE

Is the site plan consistent with the trend of development in the neighborhood and with the desires of the Village for development along the Dousman Street corridor?

RECOMMENDED ACTION BY PLAN COMMISSION

Approve the applicant's plan with any conditions as may be necessary to improve aesthetics, preserve the integrity of the neighborhood, and address concerns voiced by staff and Commission members.

POLICY ALTERNATIVE(S)

The Plan Commission could take the following action:

- Approve the request without conditions.
- Approve the request with conditions.
- Deny the request
- Table the request until a later meeting date

BACKGROUND INFORMATION

This property, owned by Gary DeCaster, has had a history of rezonings and rezoning requests dating back to the 1990s. The parent parcel, previously referred to as the "railroad property," had been zoned General Industrial (I-1) for many years as were most properties east of Packerland Drive and south of Ulmer Road. In recent years there have been a number of lot splits and requests for rezoning to B-1 and B-2, with the expectation of business and commercial uses developing along the Packerland Drive frontage and industrial uses developing to the rear. Construction of the large Hattiesburg Paper building was approved in 1998 on the I-1 portion. In August 2012, the Village rezoned the remaining frontage I-1 General Industrial. The owner is now proposing to construct a 192,180-square-foot expansion to the Hattiesburg Paper Building. This will result in a total overall building area just over 600,000 square feet or nearly 14 acres under roof. The construction cost for the proposed addition is estimated to be around \$7.1 million.

BASIC INFORMATION

Project Name:	GDC Packerland LLC Rezoning
Applicant Name:	GDC Packerland LLC/Gary DeCaster
Consultant:	Mach IV Engineering
Overall Parcel Size:	427,536 square feet
Requested Zoning:	General Industrial (I-1)
Comp Plan Designation:	Industrial

ADJACENT ZONING & LAND USES

North	B-2 & R-1	Local Businesses & Single Family Residential
South	B-2	Local Businesses, Warehousing, & Industrial City of GB
East	I-1	Heavy Industrial
West	B-2, R-1, R-4	Local Businesses & Residential

EXECUTIVE ANALYSIS

1. **Zoning:** The proposed zoning is consistent with adjacent zoning to the east and south and with the comprehensive plan. The proposed zoning is compatible with the proposed future use.
2. **Setbacks-** The proposed site plan meets the building setback requirements.
3. **Parking:**
4. **Floodplain, Shoreland Zoning & Stormwater Management:** There are no mapped floodplain or wetland areas on the property.
5. **Land Division:** A CSM will need to be done combining the parcels.
6. **Lighting:** The applicant has indicated they are going to use wallpacks. The wallpacks must be shielded from public view.
7. **Fire Protection:** This property is served by municipal water and sewer and is located approximately 2.4 miles from the nearest fire station.
8. **Lot and Width Area:** The property meets the minimum width and area limitations for the I-1 zone,
9. **Driveway Locations:** A driveway permit will need to be obtained from the Village of Howard and Brown County Highway Department.
10. **Signage:** The applicant is proposing to relocate the existing sign.

STAFF RECOMMENDED CONDITIONS

No building or any improvement shall be erected, placed, or altered on any building site in the I-1 zoning district until the plans for such building or improvement, including the site plan, landscape plan, building plan and specifications, have been submitted for review to the village plan commission. The village plan commission shall approve, conditionally approve or disapprove such plans with respect to conformity with this section and other applicable codes and ordinances of the village and with respect to harmony of external design and land use as it affects property within and adjacent to the Business (I-1) zoning district. Failure on the part of the village plan commission to act within 60 days of submission shall constitute approval of such plans.

1. A parking plan must be submitted documenting the number of employees.
2. Curb and Gutter should be installed in the driveway sections and a driveway permit obtained from Brown County and Village of Howard Public Works Department.
3. The relocated sign must have a 15-foot setback to Packerland Drive.
4. A stormwater management plan approved by the Village of Howard Engineering Department.
5. Additional landscaping as recommended by the Village Forester – See attachment III.
6. Sidewalk installed along Packerland Drive.
7. A CSM completed combining the properties into one parcel.

ATTACHMENTS

- I** Location Map
- II** CSM of Property
- III** Village Forester landscaping comments
- IV** Site Plan application

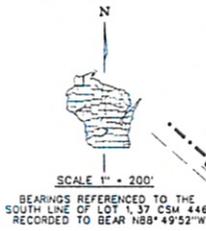
2287176

7586

CERTIFIED SURVEY MAP



ALL OF LOT 1 CERTIFIED SURVEY MAPS VOLUME 47 PAGE 241,
ALL BEING PART OF LOTS 303, 304, 310 AND 311,
FORT HOWARD MILITARY RESERVE, VILLAGE OF HOWARD, BROWN
COUNTY, WISCONSIN AND MORE FULLY DESCRIBED ON
SHEET TWO.

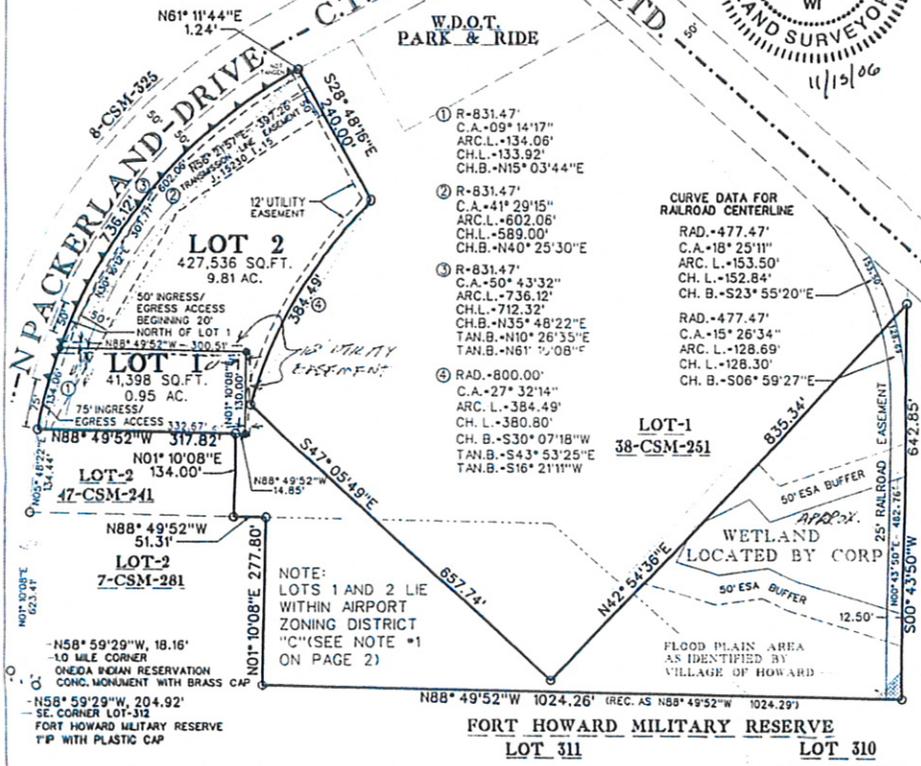


NOTE: A BROWN COUNTY HIGHWAY DEPARTMENT
ACCESS PERMIT MUST BE OBTAINED PRIOR
TO ANY CONSTRUCTION OF A NEW STREET/ROAD
CONNECTION OR DRIVEWAY TO A COUNTY
TRUNK HIGHWAY.

RESTRICTIVE COVENANT: LOT 2 CONTAINS AN ENVIRONMENTALLY
SENSITIVE AREA (ESA), AS DEFINED IN THE
THE BROWN COUNTY SEWAGE PLAN. THE ESA
INCLUDES THE WETLAND AND LAND WITHIN 50'
OF THE WETLAND. FUTURE DEVELOPMENT
AND LAND DISTURBING ACTIVITIES ARE RESTRICTED
WITHIN THE ESA, UNLESS AMENDMENTS ARE APPROVED
BY THE BROWN COUNTY PLANNING COMMISSION
AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

LEGEND

- --1" X 24" IRON PIPE WEIGHING
1.13 LBS/LIN. FOOT SET W/D CAP
- ▲ --NO INGRESS/EGRESS
- --1" IRON PIPE FOUND UNLESS
OTHERWISE NOTED



- ① R-831.47'
C.A.-09°14'17"
ARC.L.-134.06'
CH.L.-133.92'
CH.B.-N15°03'44"E
- ② R-831.47'
C.A.-41°29'15"
ARC.L.-602.06'
CH.L.-589.00'
CH.B.-N40°25'30"E
- ③ R-831.47'
C.A.-50°43'32"
ARC.L.-736.12'
CH.L.-712.32'
CH.B.-N35°48'22"E
TAN.B.-N10°26'35"E
TAN.B.-N61°15'08"E
- ④ RAD.-800.00'
C.A.-27°32'14"
ARC.L.-384.49'
CH.L.-380.80'
CH.B.-S30°07'18"W
TAN.B.-S43°53'25"E
TAN.B.-S16°21'11"W

- CURVE DATA FOR
RAILROAD CENTERLINE
- RAD.-477.47'
 - C.A.-18°25'11"
 - ARC.L.-153.50'
 - CH.L.-152.84'
 - CH.B.-S23°55'20"E
 - RAD.-477.47'
 - C.A.-15°26'34"
 - ARC.L.-128.69'
 - CH.L.-128.30'
 - CH.B.-S06°59'27"E

NOTE:
LOTS 1 AND 2 LIE
WITHIN AIRPORT
ZONING DISTRICT
"C"(SEE NOTE #1
ON PAGE 2)

WETLAND
LOCATED BY CORP

FLOOD PLAIN AREA
AS IDENTIFIED BY
VILLAGE OF HOWARD

FORT HOWARD MILITARY RESERVE
LOT 311 LOT 310

SHEET 1 OF 3

DEPARTMENT OF CODE ADMINISTRATION
 2456 Glendale Avenue, Green Bay, WI 54313
 (office) 920-434-4640 (FAX) 920-434-4643
 (Email) jkorotev@villageofhoward.com

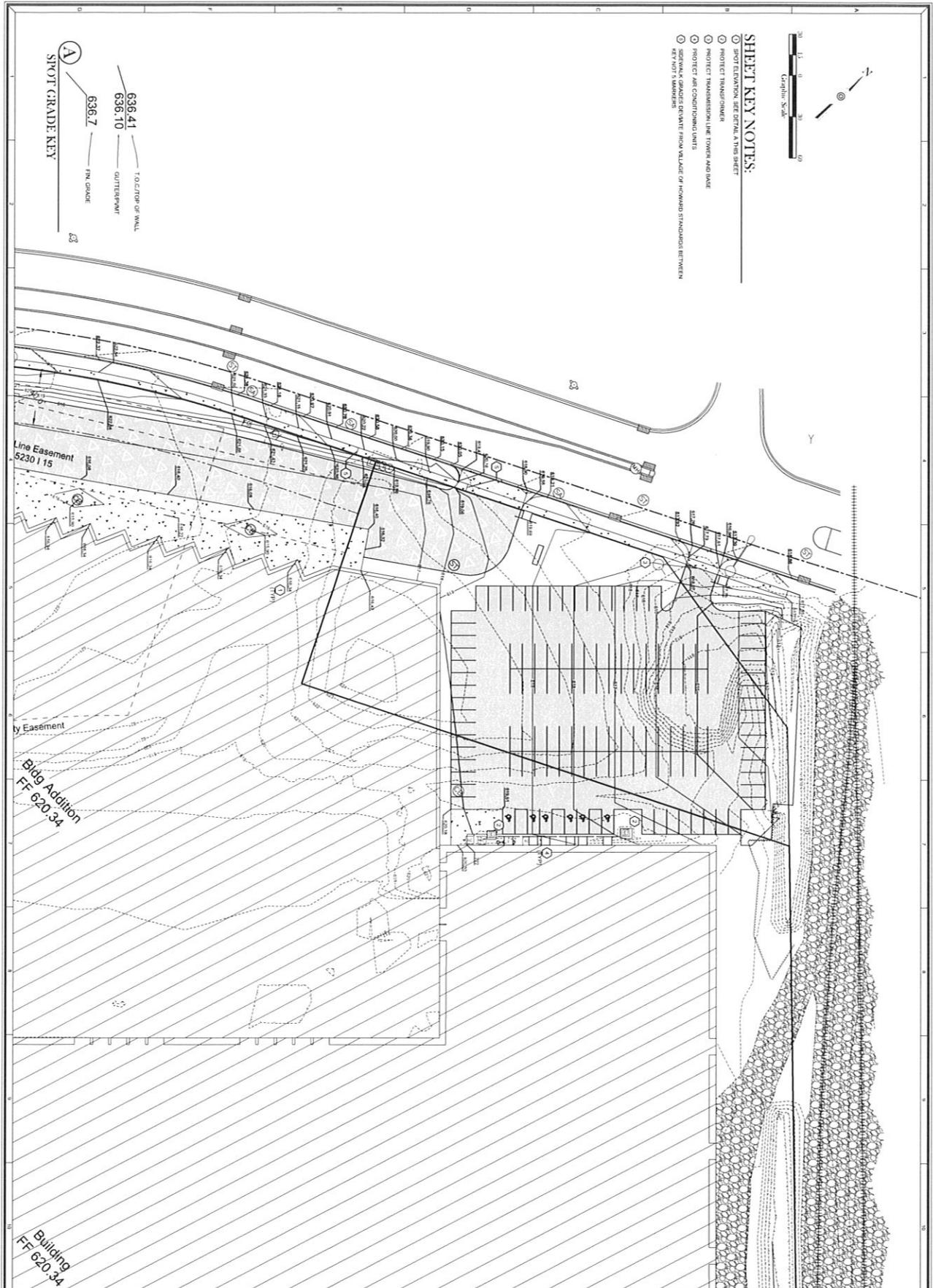


PERMIT APPLICATION

PLEASE COMPLETE ALL APPLICABLE SECTIONS

INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED

LOCATION	JOB SITE ADDRESS (Street Number and Name) 2641 Packerland Dr.	LOT # 1	SUBDIVISION 38CSM251
PROPERTY OWNER	PROPERTY OWNER'S FULL NAME GDC Packerland LLC	DAYTIME PHONE # 920-498-1600	
	PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code) P.O. Box 13427, Green Bay, WI 54307		
PERMIT APPLICANT	PERMIT APPLICANT'S COMPANY NAME GDC Packerland LLC	PERMIT APPLICANT'S FULL NAME (First, Middle Initial, Last) Gary DeCaster	DAYTIME PHONE # 920-498-1600
	PERMIT APPLICANT'S MAILING ADDRESS (Include Zip Code) P.O. Box 13427, Green Bay, WI 54307	FAX # 920-498-1601	ALTERNATE OR CELL PHONE #
BUILDING CONTRACTOR	BUILDING CONTRACTOR'S COMPANY NAME GDC Properties LLC	BUILDING CONTRACTOR'S FULL NAME (First, Middle Initial, Last) Gary DeCaster	DAYTIME PHONE # 920-498-1600
	BUILDING CONTRACTOR'S MAILING ADDRESS (Include Zip Code) P.O. Box 13427, Green Bay, WI 54307	WI DWELLING CONTRACTOR QUALIFIER #	WI DWELLING CONTRACTOR #
ELECTRICAL CONTRACTOR	ELECTRICAL CONTRACTOR'S COMPANY NAME Vos	ELECTRICAL CONTRACTOR'S FULL NAME (First, Middle Initial, Last)	WI ELECTRICAL CREDENTIAL #
	ELECTRICAL CONTRACTOR'S MAILING ADDRESS (Include Zip Co)		DAYTIME PHONE #
PLUMBING CONTRACTOR	PLUMBING CONTRACTOR'S COMPANY NAME Sinclair Plumbing	PLUMBING CONTRACTOR'S FULL NAME (First, Middle Initial, Last)	WI PLUMBING CREDENTIAL #
	PLUMBING CONTRACTOR'S MAILING ADDRESS (Include Zip Code)		DAYTIME PHONE #
HVAC CONTRACTOR	HVAC CONTRACTOR'S COMPANY NAME ECSI	HVAC CONTRACTOR'S FULL NAME (First, Middle Initial, Last)	WI HVAC CREDENTIAL #
	HVAC CONTRACTOR'S MAILING ADDRESS (Include Zip Code)		DAYTIME PHONE #
SEWER CONTRACTOR	SEWER CONTRACTOR'S COMPANY NAME Joe DeNoble	SEWER CONTRACTOR'S FULL NAME (First, Middle Initial, Last)	WI PLUMBING CREDENTIAL #
	SEWER CONTRACTOR'S MAILING ADDRESS (Include Zip Code)		DAYTIME PHONE #
PROJECT (CHECK ONE)	<input type="checkbox"/> NEW BUILDING <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION/REMODELING <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVING <input type="checkbox"/> DEMOLITION <input type="checkbox"/> OTHER _____		
BLDG TYPE (CHECK ONE)	<input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> DUPLEX <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL/INDUSTRIAL <input type="checkbox"/> GARAGE/STORAGE <input type="checkbox"/> AGRICULTURAL <input type="checkbox"/> OTHER _____		
WORK TYPE (CHECK ALL PROPOSED WORK)	<input type="checkbox"/> BUILDING CONSTRUCTION <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> HEATING/VENTILATING/AIR CONDITIONING <input type="checkbox"/> OTHER _____		
EST COST (LABOR AND MATERIALS)	BUILDING CONSTRUCTION (\$) \$4,800,000	ELECTRICAL (\$) \$400,000	PLUMBING (\$) \$200,000
			HVAC (\$) \$200,000
			OTHER (\$) \$1,500,000.00
			TOTAL ESTIMATED COST (\$) \$7,100,000
JOB DESCRIPTION (DESCRIBE ALL PROPOSED WORK)	192,180 square feet building addition. The proposed addition will be additional warehouse space. New docks will be constructed on the west and south side of the building. A stormwater pond will be constructed on the east side of the existing building.		
GO GREEN! (DESCRIBE ANY ENERGY OR RESOURCE-SAVING "GREEN" TECHNOLOGY, MATERIALS OR CONSTRUCTION TECHNIQUES PROPOSED FOR THIS PROJECT)	<p>NOTE: The Village of Howard is a partner with Focus on Energy and forwards all permit information to the organization to review for potential cost savings projects and programs.</p>		
BUILDING FEATURES (COMPLETE THIS SECTION FOR NEW BUILDINGS AND ADDITIONS ONLY)	CONSTRUCTION TYPE (Site Constructed or Manufactured)	BASEMENT? (Yes or No)	# OF STORIES (Above Basement)
	ELECTRICAL SERVICE SIZE (Amperes)	ELECTRICAL SERVICE LOCATION (Overhead or Underground)	
	HVAC EQUIPMENT (Forced Air, Radiant, Heat Pump, Boiler, Etc.)	HVAC FUEL (Natural Gas, LP Gas, Fuel Oil, Electricity, Solid Fuel, Solar, Etc.)	
	CENTRAL AIR CONDITIONING? (Yes or No)	SEWER TYPE (Municipal or Private)	WATER HEATING FUEL (Natural Gas, LP Gas, Fuel Oil, Electricity, Etc.)
SIGNATURE	<input type="text"/> ENTER YOUR INITIALS IN THIS BOX TO VERIFY THAT YOU HAVE READ AND AGREE TO THE TERMS AND CONDITIONS DETAILED BELOW (REQUIRED FOR APPLICATION TO BE PROCESSED)	APPLICATION DATE	CONSTRUCTION START DATE
BY INITIATING THE BOX ABOVE, THE PERMIT APPLICANT DOES HEREBY CERTIFY THAT: (1) ALL INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT. (2) THE PERMIT APPLICANT UNDERSTANDS THAT THE ISSUANCE OF A PERMIT CREATES NO LEGAL LIABILITY, EXPRESSED OR IMPLIED, ON THE VILLAGE OF HOWARD OR ON ANY OF ITS EMPLOYEES. (3) IN THE PERFORMANCE OF ALL WORK COVERED, THE PERMIT APPLICANT WILL BE BOUNDED BY AND SUBMIT TO ALL STATUTES OF THE STATE OF WISCONSIN, CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF HOWARD, AND ABIDE BY ALL RULES AND REGULATIONS PRESCRIBED BY THE DEPARTMENT OF CODE ADMINISTRATION.			



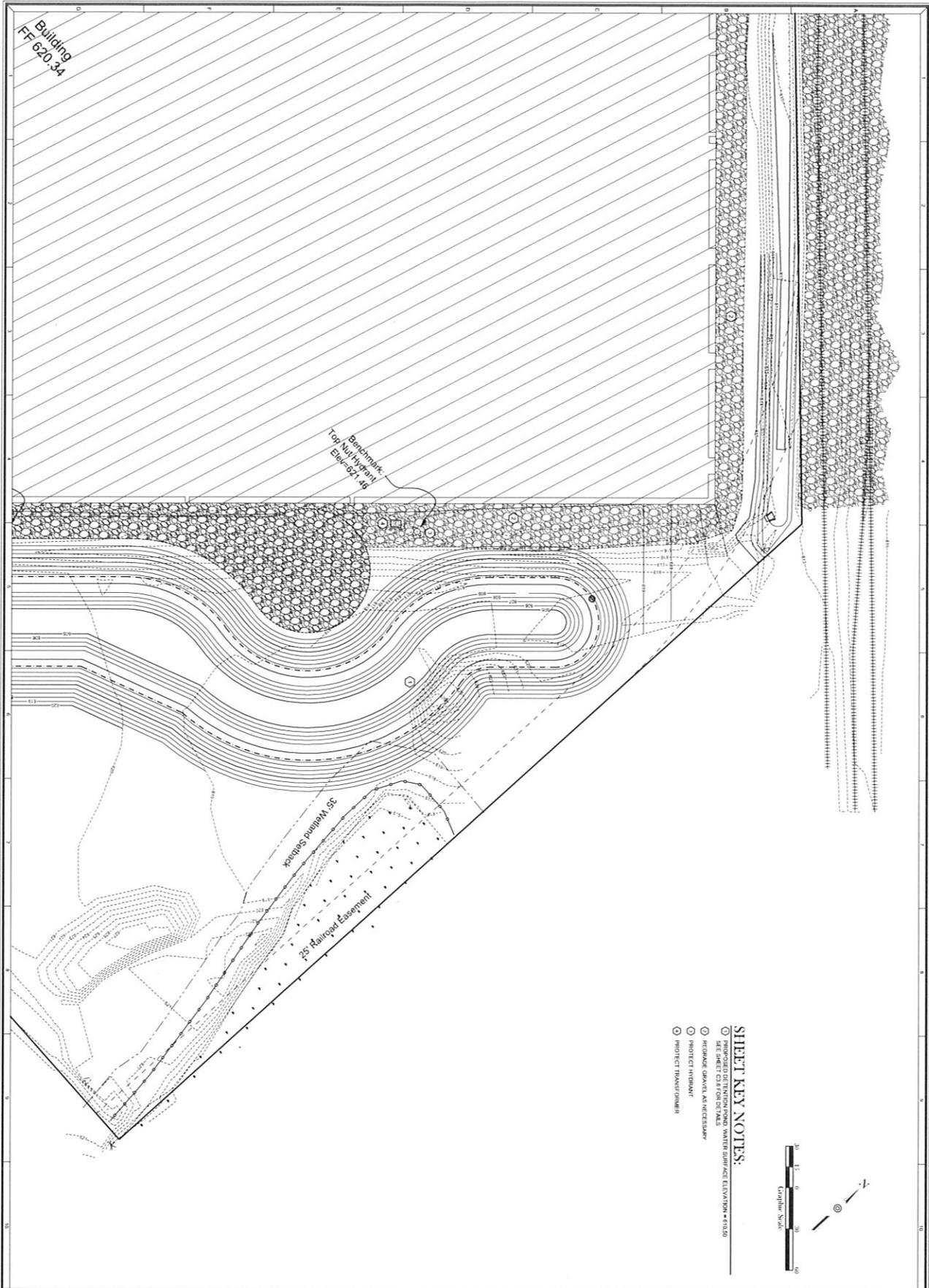
- SHEET KEY NOTES:**
- ① SPOT ELEVATION, SEE DETAIL A THIS SHEET
 - ② PROTECT TRANSPIRENT
 - ③ PROTECT TRANSPARENT LINE, TOWN AND DASH
 - ④ PROTECT AIR CONDITIONING UNITS
 - ⑤ SPOT GRADE, SPREAD FROM VALLEY OF HORIZONTAL STAIRWAYS BETWEEN KEY NOT'S MARKERS

① SPOT GRADE KEY
 636.41 TO CENTER OF WALL
 636.10 GUTTER/PAVT
 636.7 FIN GRADE

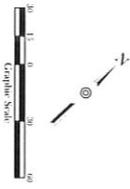
DATE: January 4, 2013	NO.	REVISION DESCRIPTION
DRAWN BY: Susan Hahn		
CHECKED BY: Susan Hahn		
PROJECT NO.: 0132-012		
DRAWING NUMBER: 731		
SHEET NUMBER: C3.2		

GDC Properties, LLC
Hattiesburg Paper Packerland Expansion
 Grading Northwest

Mach IV
 Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH 920-569-5765 Fax 920-569-5767



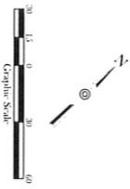
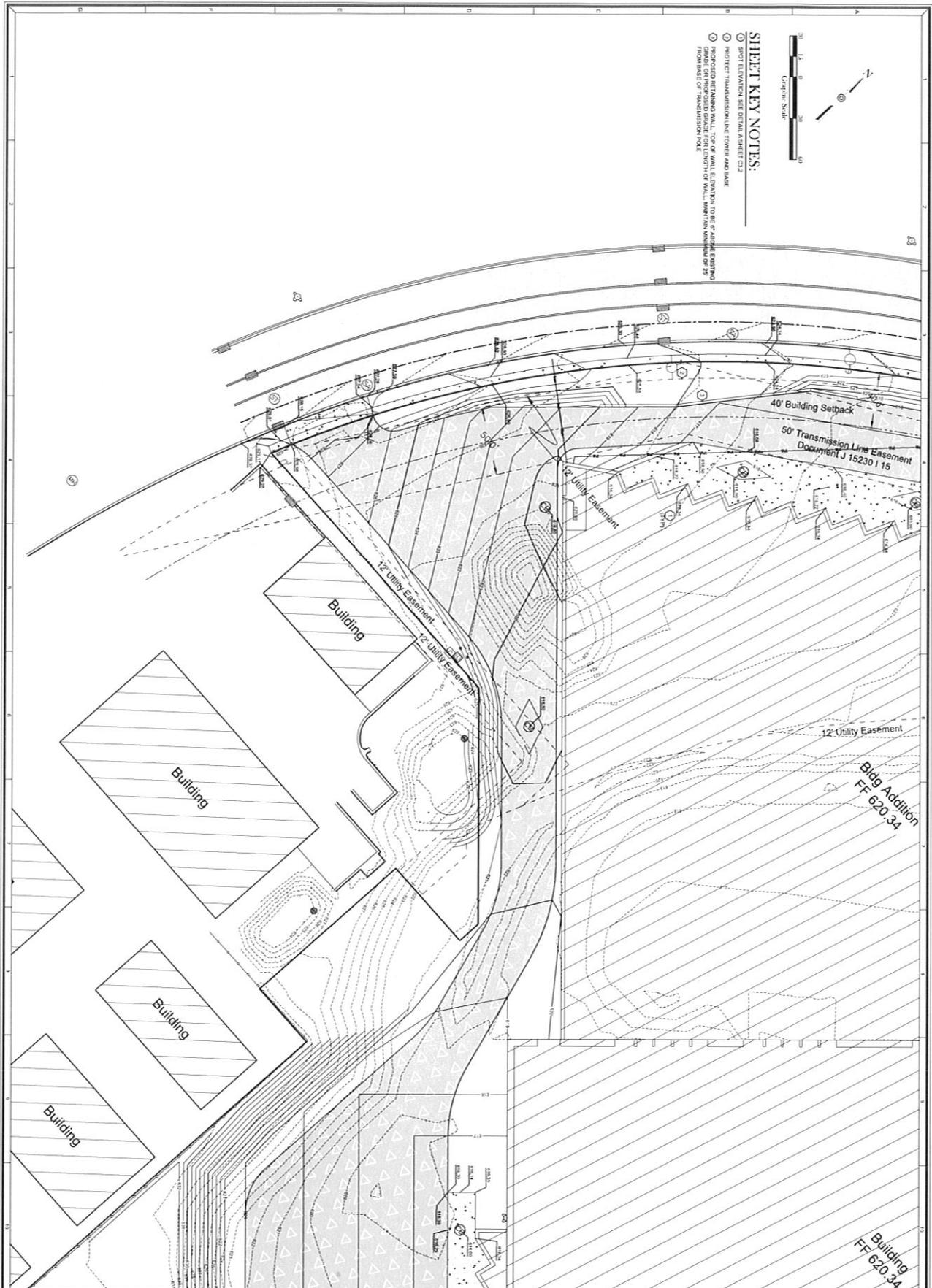
- SHEET KEY NOTES:**
- PROPOSED ELEVATION FROM WATER SURFACE ELEVATION + 11.00
 - EXISTING ELEVATION FROM WATER SURFACE ELEVATION + 11.00
 - PROPOSED ELEVATION FROM WATER SURFACE ELEVATION + 11.00
 - EXISTING ELEVATION FROM WATER SURFACE ELEVATION + 11.00
 - PROPOSED ELEVATION FROM WATER SURFACE ELEVATION + 11.00
 - EXISTING ELEVATION FROM WATER SURFACE ELEVATION + 11.00



DATE: January 4, 2013	NO.	REVISION DESCRIPTION
DRAWN BY: [Name]		
CHECKED BY: [Name]		
PROJECT NO.: 052012		
DRAWING NUMBER: 731		
SHEET NUMBER: C3.3		

GDC Properties, LLC
Hattiesburg Paper Packerland Expansion
 Grading Northeast

Mach IV
 Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH: 920-569-5765 Fax: 920-569-5767

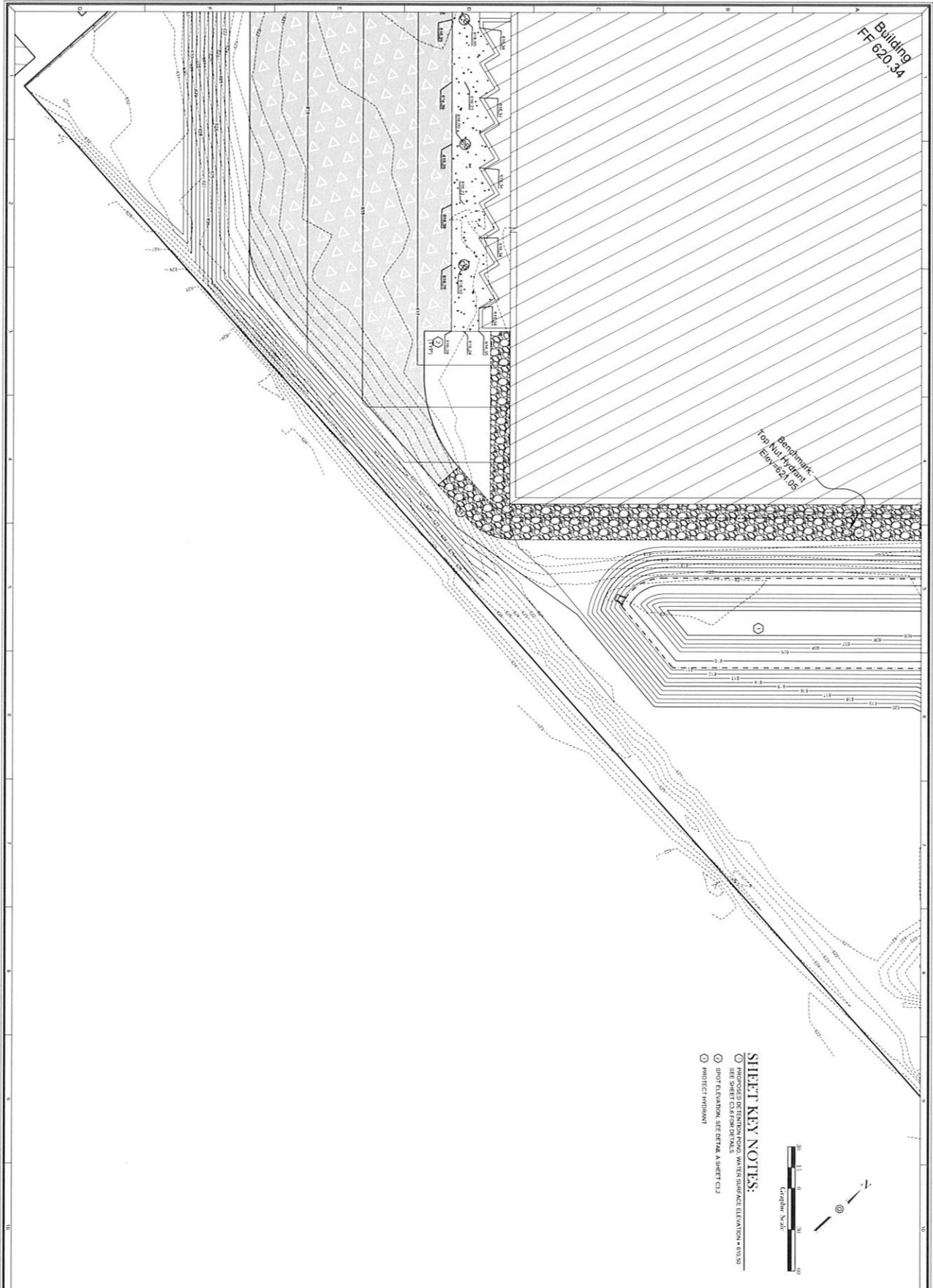


- SHEET KEY NOTES:**
- ① SPOT ELEVATION SEE DETAIL SHEET C12
 - ② PROJECT TRANSMISSION LINE TOWERS AND BARE
 - ③ PROPOSED BUILDING WALL, TOP OF WALL ELEVATION TO BE FLOOR ELEVATION FROM BASE OF TRANSMISSION POLE

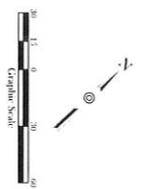
DATE: 12/11/13	BY: [Redacted]
DRAWN BY: [Redacted]	CHECKED BY: [Redacted]
PROJECT NO.: 09134-012	DRAWING NUMBER: 731
SHEET NUMBER: C3.4	OF 18

GDC Properties, LLC
Hattiesburg Paper Packerland Expansion
 Grading Southwest

Mach IV
 Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54103
 PH 920-559-5765 Fax 920-559-5767



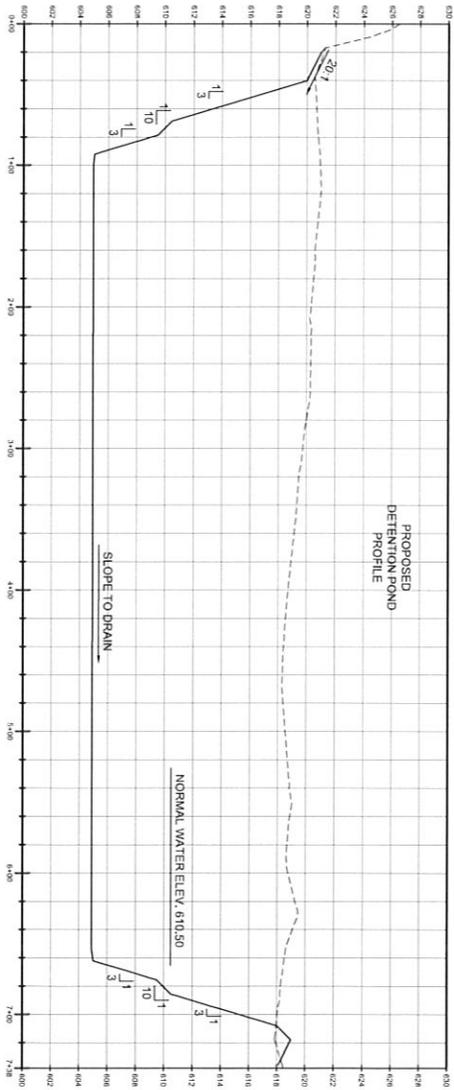
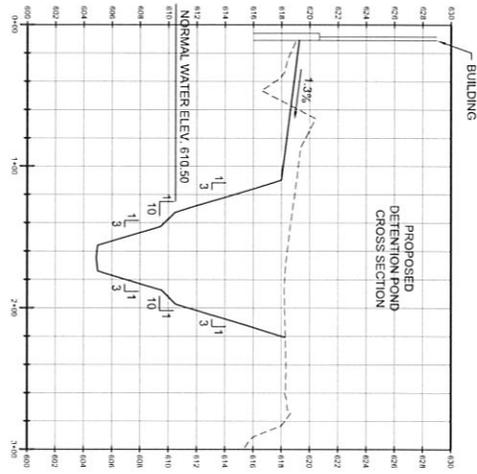
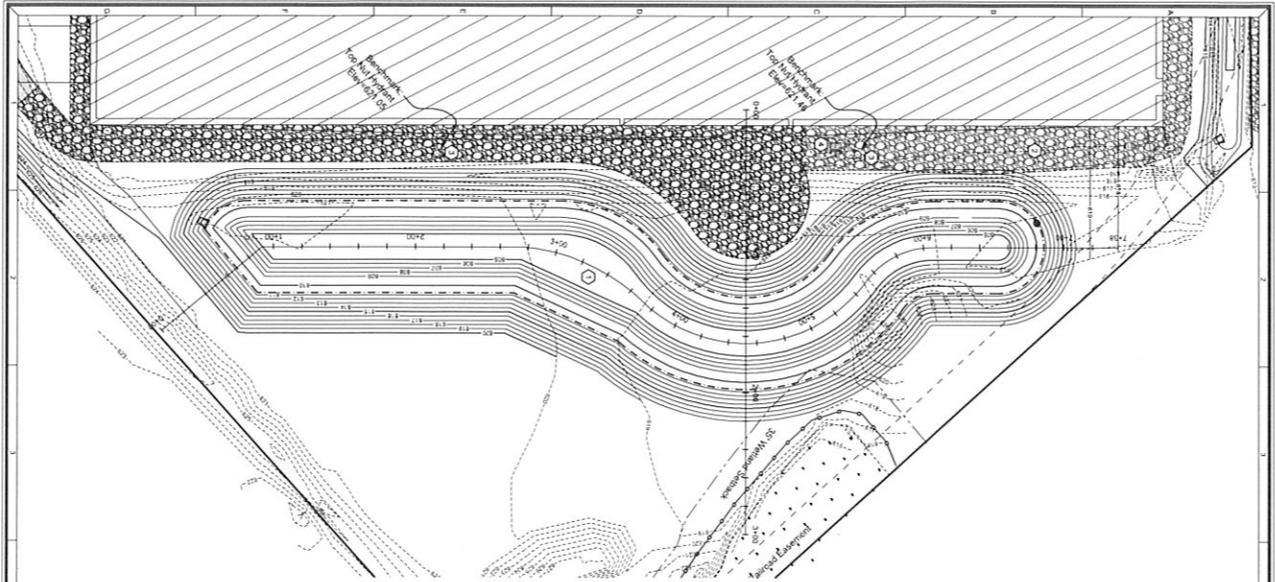
- SHEET KEY NOTES:**
- ⊙ SPOT ELEVATION SEE DETAIL A SHEET C2
 - ⊙ SPOT ELEVATION SEE DETAIL B SHEET C2
 - ⊙ PROJECT HYDRANT



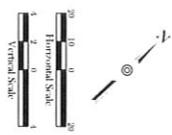
DATE: January 4, 2013	NO.	REVISION DESCRIPTION
DRAWN BY: Brian Niska		
CHECKED BY: Brian Niska		
PROJECT NO.: 0812-01-12		
DRAWING NUMBER: 731		
SHEET NUMBER: C3.5		

GDC Properties, LLC
Hattiesburg Paper Packerland Expansion
 Grading Southeast

Mach IV
 Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH: 920-559-5755 Fax: 920-559-5757



- SHEET KEY NOTES:**
- PROPOSED DETENTION POND WATER SURFACE ELEVATION = 617.50
 - SEE SHEET 0512-01-12 FOR DETAILS
 - REGRADE EXISTING DRAINAGE AS NECESSARY
 - PROTECT HYDRAUNT
 - PROTECT TRANSFORMER

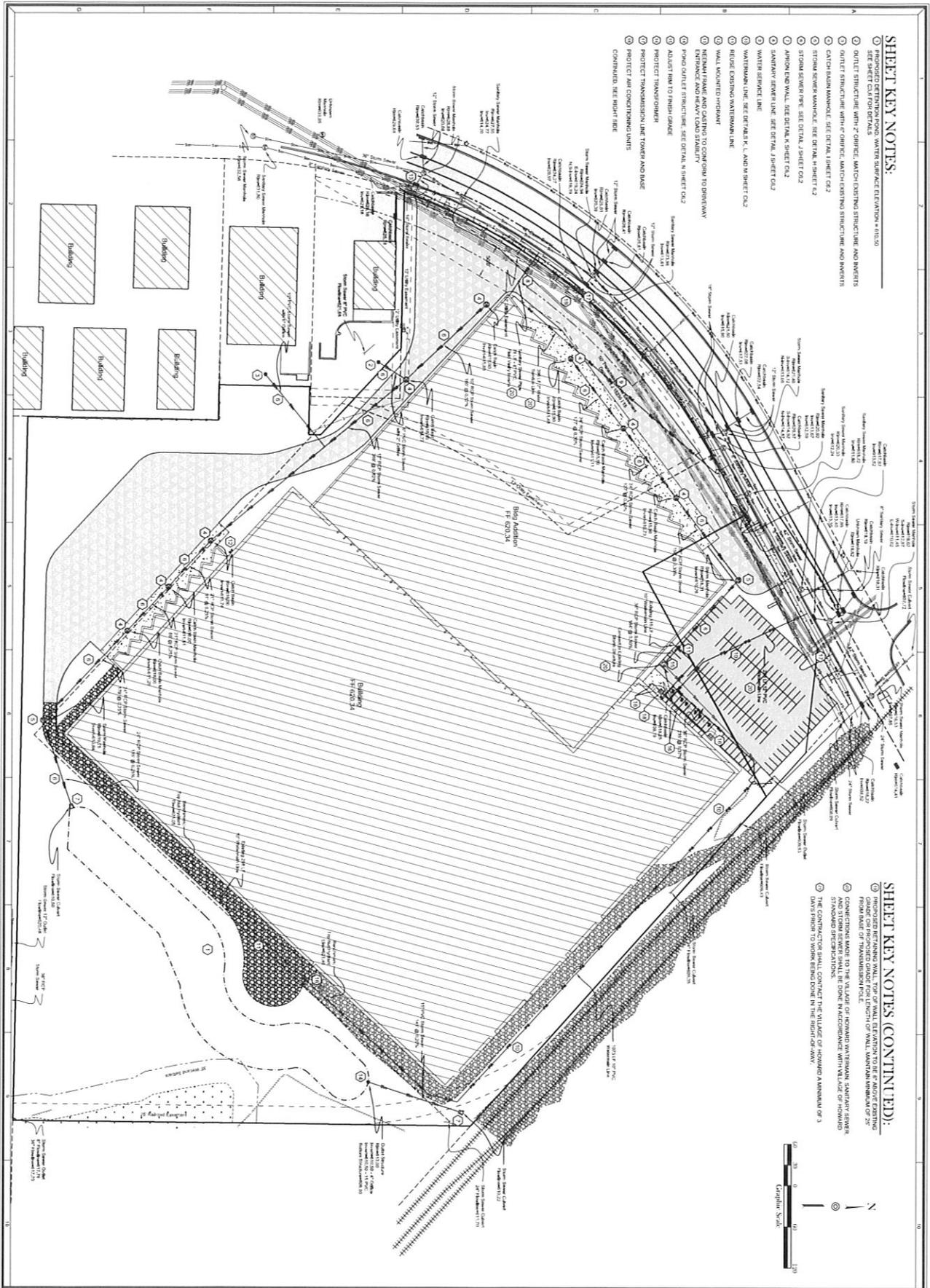


DATE	REVISION DESCRIPTION
05/14/13	ISSUED FOR PERMITS

GDC Properties, LLC
Hattiesburg Paper Packerland Expansion
 Pond Cross Sections

Mach IV
 Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH: 920-359-5785 Fax: 920-359-5787

DATE: 05/14/13
 DRAWING NO.: 731
 SHEET NUMBER: C3.6

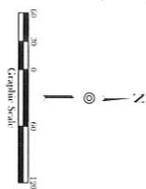


SHEET KEY NOTES:

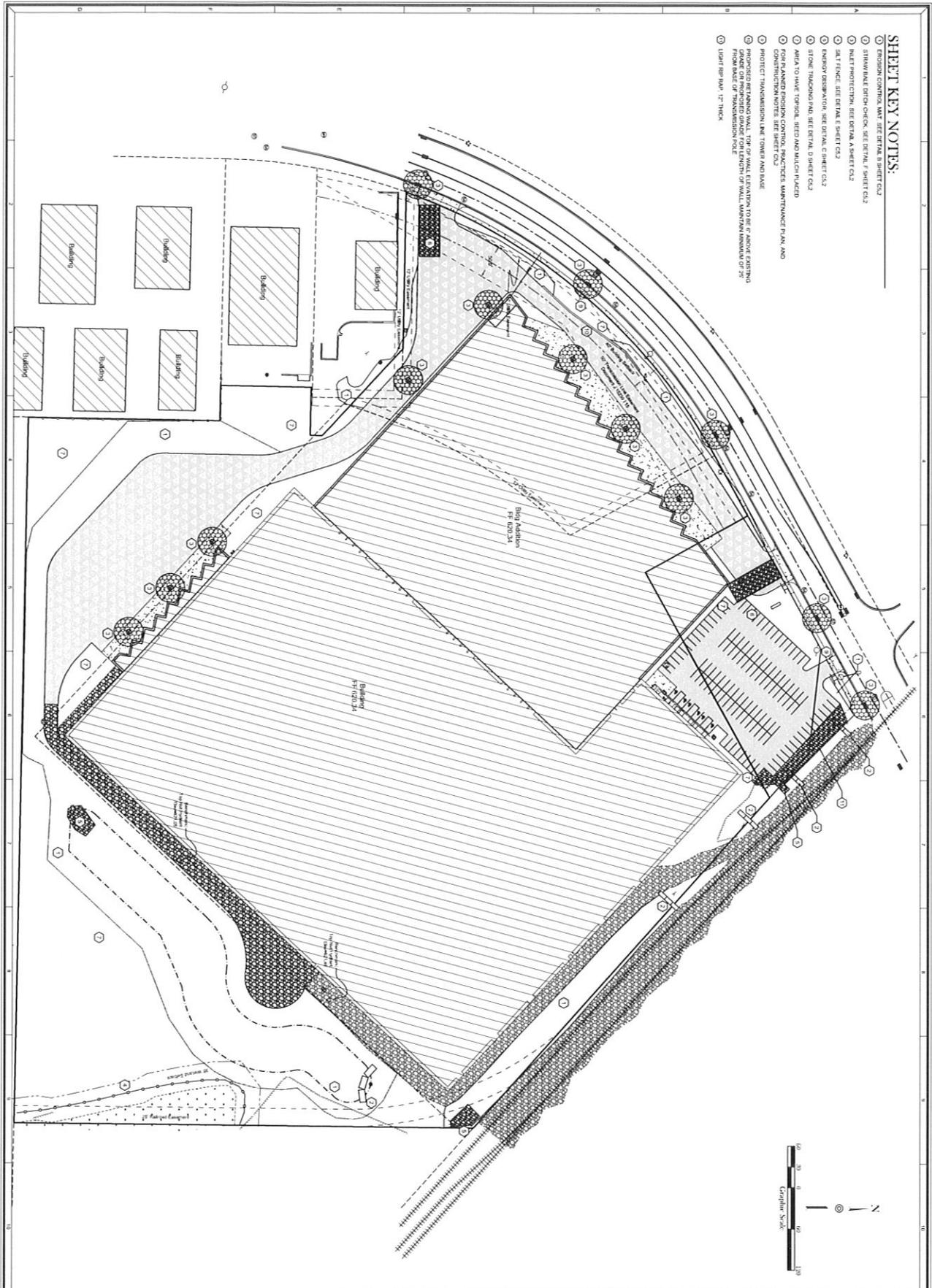
- 1. PROPOSED RETENTION POND, WATER SURFACE ELEVATION = 415.00
- 2. SET SHEET C/A FOR DETAILS
- 3. OUTLET STRUCTURE WITH 2" GRISE, MATCH EXISTING STRUCTURE AND HEIGHTS
- 4. CATCH BASIN MANHOLE, SEE DETAIL SHEET C/A2
- 5. STORM SEWER MANHOLE, SEE DETAIL SHEET C/A2
- 6. STORM SEWER PIPE, SEE DETAIL SHEET C/A2
- 7. APPROX. DRAIN WALL, SEE DETAIL SHEET C/A2
- 8. SANITARY SEWER LINE, SEE DETAIL SHEET C/A2
- 9. WATER SERVICE LINE
- 10. WATERMAIN, SEE DETAIL K, L, AND N SHEET C/A2
- 11. REDUCE EXISTING WATERMAIN LINE
- 12. WALL MOUNTED PERMANENT
- 13. INTERNAL FINISH AND CASTING TO CONFORM TO DRIVEWAY
- 14. POND OUTLET STRUCTURE, SEE DETAIL N SHEET C/A2
- 15. ADJUST FINISH TO FINISH GRADE
- 16. PROTECT TRANSDUCTION
- 17. PROTECT TRANSDUCTION LINE TOWER AND HAZE CONTAINERS, SEE RIGHT SIDE

SHEET KEY NOTES (CONTINUED):

- 18. CONNECTION MADE TO THE WALL OF HOWARD VANHORN SANITARY SEWER FROM EXISTING GRADE FOR LENGTH OF WALL, MANHOLE NUMBER OF 20'
- 19. CONNECTION MADE TO THE WALL OF HOWARD VANHORN SANITARY SEWER FROM EXISTING GRADE FOR LENGTH OF WALL, MANHOLE NUMBER OF 20'
- 20. THE CONTRACTOR SHALL CONTACT THE WALL OF HOWARD VANHORN OF 3 DAYS PRIOR TO WORK BEING DONE IN THE RIGHT-OF-WAY.



<p>DATE: August 4, 2013 DRAWN BY: [Name] CHECKED BY: Robert Maki PROJECT NO.: 0512-0112 DRAWING NUMBER: 731 SHEET NUMBER: C4.0</p>	<p>GDC Properties, LLC Hattiesburg Paper Packerland Expansion Utility Plan</p>	<p>Mach IV Engineering & Surveying LLC 211 N Broadway, Suite 114, Green Bay, WI 54303 PH: 920-559-5765 Fax: 920-559-5167</p>
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- SHEET KEY NOTES:**
- 1 EROSION CONTROL MAT SEE DETAIL B SHEET C02
 - 2 STORM DRAIN CHECK SEE DETAIL F SHEET C02
 - 3 SILT PROTECTION SEE DETAIL A SHEET C02
 - 4 SILT FENCE SEE DETAIL E SHEET C02
 - 5 ENERGY DISSIPATION SEE DETAIL G SHEET C02
 - 6 STONE TRACKING PAD SEE DETAIL D SHEET C02
 - 7 AREA TO HAVE TORNAL SEED AND MULCH PLACED
 - 8 CONFORMANCE WITH EROSION CONTROL MAINTENANCE PLAN AND
 - 9 PROTECT TRANSMISSION LINE TOWER AND BASE
 - 10 PROTECT TRANSMISSION LINE TOWER AND BASE
 - 11 PROTECT TRANSMISSION LINE TOWER AND BASE
 - 12 12" X 12" X 12" THICK

NO.	REVISION DESCRIPTION

GDC Properties, LLC
Hattiesburg Paper Packerland Expansion
 Erosion Control Plan

Mach IV
 Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH 920-559-5185 Fax: 920-559-5187

DATE: January 28, 2013
 DRAWN BY: Robert W. Mach
 CHECKED BY: Robert W. Mach
 PROJECT NO.: 0512-01-12
 DRAWING NUMBER: 731
 SHEET NUMBER: C5.1

DATE: 07/16/72
FILE: B
JOB NO. 122154

1

PROPOSED SITE FOR
GDC PROPERTIES
GREEN BAY, WI

BAY ARCHITECTS, L L C
GREEN BAY, WI 54304
PHONE: 920-537-2005
FAX: 920-537-8410

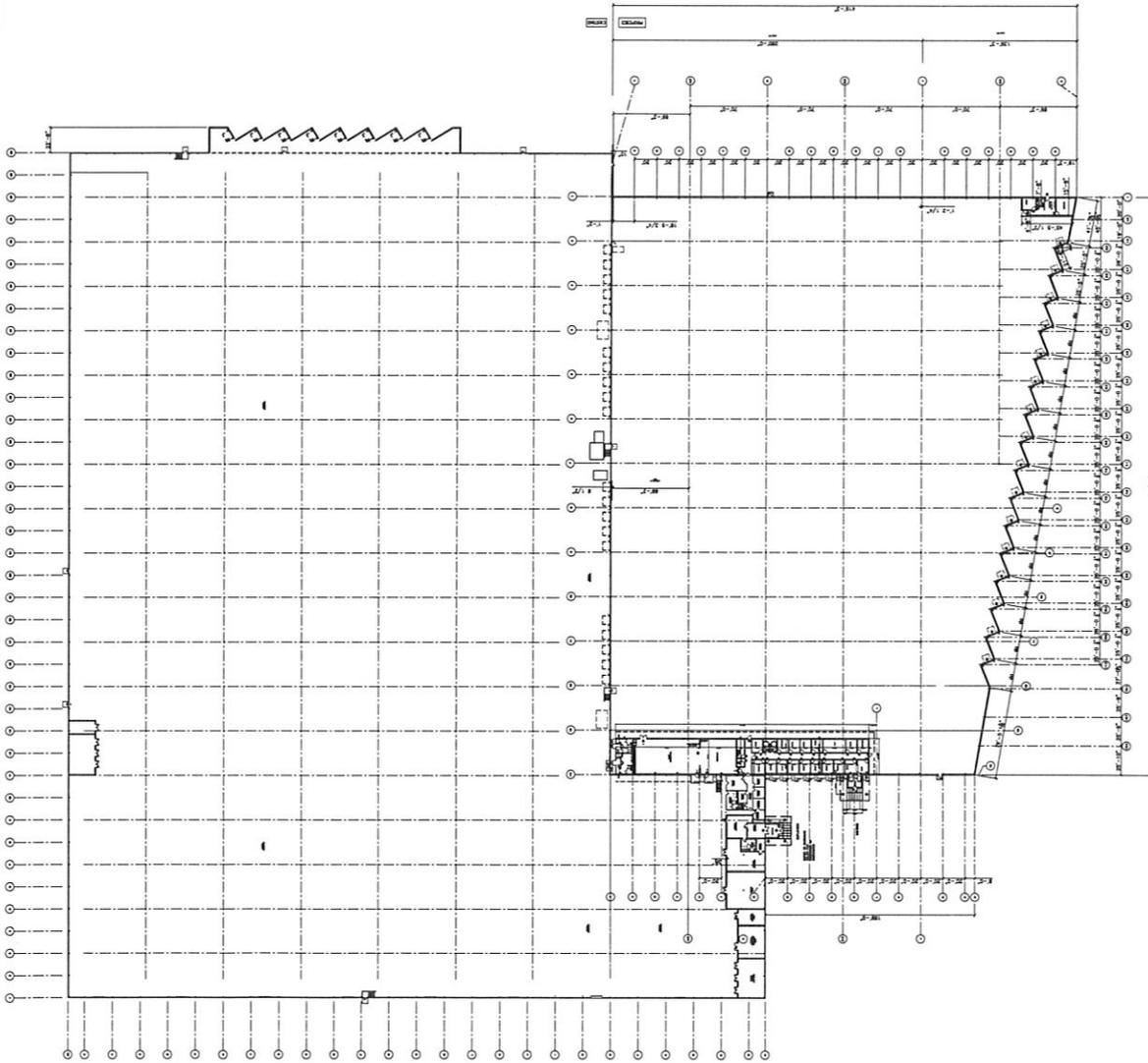
NOTE:
ALTHOUGH EVERY
EFFORT HAS BEEN MADE
IN PREPARING THESE
PLANS AND CHECKING
THE CONTRACTOR MUST
VERIFY ALL DIMENSIONS AND BE
RESPONSIBLE FOR THE
FIT.



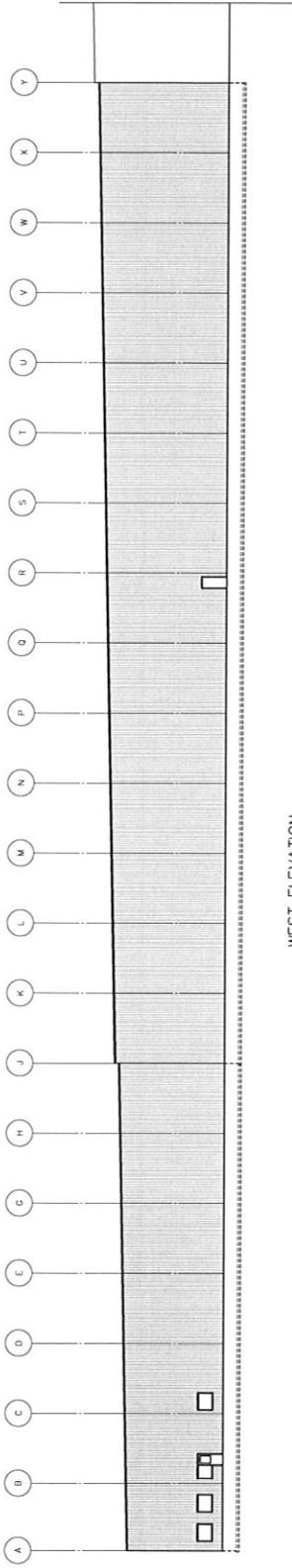
COMPOSITE PLAN
SCALE: 1" = 50'

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

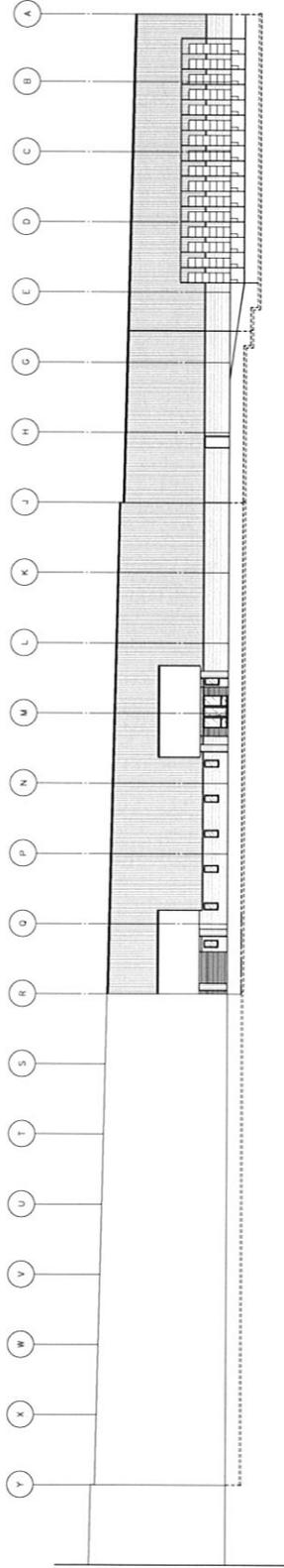
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



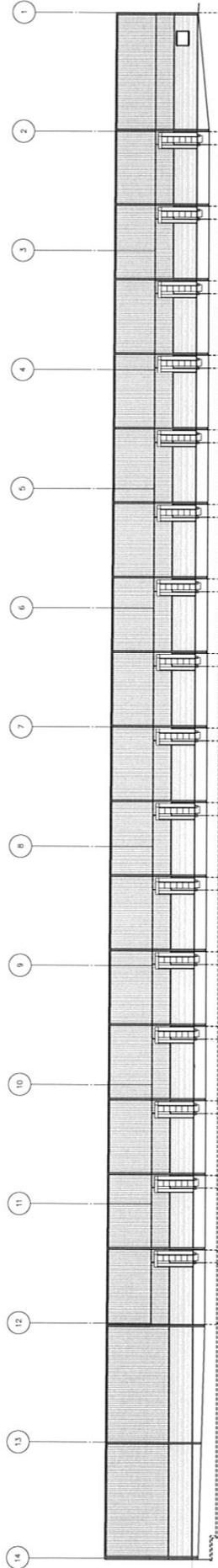
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



WEST ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

NOTE:
ALTHOUGH EVERY
EFFORT HAS BEEN
MADE TO MAKE
THIS DRAWING
ACCURATE, THE
OWNER IS ADVISED
THAT THE ARCHITECT
IS NOT RESPONSIBLE
FOR ANY ERRORS
OR OMISSIONS THAT
MAY OCCUR IN THE
CONSTRUCTION OF
THE PROJECT.

DATE: 07/17/20
SCALE: 1/16"
JOB NO. 120154

PROPOSED SITE FOR
CDC PROPERTIES
GREEN BAY, WI

BAY ARCHITECTS, L L C
3010 HILGREN WAY
GREEN BAY, WI 54304
PHONE: 920-337-4400
FAX: 920-337-4410

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