



Meeting Date: 8/20/12
Agenda Item: # 12

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, Executive Director of Community Development

AGENDA ITEM: **Review and take action on site plan for Golden Arch LTD Partnership.**

POLICY ISSUE Should the Village approve the proposed site plan and building renovation for McDonalds at 2420 Velp Avenue?

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 of 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

The applicant is requesting to remodel the existing McDonalds restaurant at 2420 Velp Avenue. The primary material being used will be E.F.I.S . The colors of the McDonalds will be primarily earth tones with some white accents on the front and entrances. The applicant is proposing a complete remodel of the building exterior to bring the facility up to today’s franchise standards. An additional drive-thru lane is also being proposed.

ZONING CODE REQUIREMENT

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 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. Failure on the part of the village plan commission to act within 60 days of submission shall constitute approval of such plans.

EXECUTIVE ANALYSIS

Zoning

The property is presently zoned B-1 Business. A request to rezone the property to B-2 Highway Commercial is pending.

Setbacks

The proposed building addition would meet the building setbacks.

Parking

Restaurants, taverns, supper clubs, cocktail lounges and nightclubs require one space for every two building occupants, based on the maximum capacity of the building in persons, plus one space per employee. Drive-in and carry-out restaurants and confectioneries require one space for every 50 square feet of building floor area devoted to patron use (excluding restrooms) plus six stacked spaces for every drive-up window plus one space per employee.

Floodplain, Shoreland Zoning & Stormwater Management

The property is not located in a Floodplain, Shoreland area and no new impervious surface is being added.

Land Division

A land division is not being proposed in this request and is not necessary.

Lighting

See attached proposed spec sheets.

Fire Protection

This property is currently served by the municipal water system and is located approximately .25 miles from the nearest fire station.

STAFF RECOMMENDED CONDITIONS

Since no substantial change of use is being proposed and the request involves a building renovation, staff recommends only the following conditions:

1. All new lighting it shall be 90 degree cut off.
2. A parking plan shall be submitted to the Director of Code Administration.
3. A sidewalk link to the existing sidewalk should be installed along with a designated area for pedestrians through the parking lot.
4. A new bike rack should be installed that meets today's standards for bicycles.
5. Staff would recommend stone on the arcade and entrance areas to break up the building from being entirely E.I.F.S.
6. Additional shrubs/landscaping to the south property line adjacent to the CVS parking lot in order to buffer the new drive-thru lane

ATTACHMENTS

- I. SITE PLAN APPLICATION
- II. PROPOSED LIGHTING
- III. EXISTING PHOTOS

ATTACHMENT I



IMPORTANT INFORMATION FOR APPLICANTS

(1) INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED OR PROCESSED
 (2) YOU MAY USE YOUR COMPUTER KEYBOARD TO FILL OUT THIS APPLICATION FORM
 (3) PLEASE SUBMIT COMPLETED APPLICATIONS TO THE DEPARTMENT OF CODE ADMINISTRATION AT THE ABOVE ADDRESS

LOCATION	ADDRESS OF SUBJECT PROPERTY (Street Number and Name)	LOT #	SUBDIVISION	TAX PARCEL #
	2420 VELD AVE			
PROPERTY OWNER	PROPERTY OWNER'S FULL NAME	DAYTIME PHONE #	ALTERNATE PHONE #	
	McDONALD'S CORPORATION (DALE SHIMEK)	(952) 486-9155		
APPLICANT/ AGENT	PROPERTY OWNER'S MAILING ADDRESS (include Zip Code)	PROPERTY OWNER'S E-MAIL ADDRESS		
	1650 WEST 82 ND ST. SUITE 900, BLOOMINGTON, MN 55431	dale.shimek@us.mcd.com		
APPLICANT/ AGENT	APPLICANT/AGENT FULL NAME AND BUSINESS NAME	APPLICANT/AGENT PHONE #	ALTERNATE PHONE #	
	STEVE JESKE	(262) 268-1200		
USE	APPLICANT/AGENT MAILING ADDRESS (include Zip Code)	APPLICANT/AGENT E-MAIL ADDRESS		
	101 EAST GRAND AVE. SUITE 1, FORT WASHINGTON, WI 53074	sjeske@haagmuller.com		
SUBMITTALS	BRIEFLY DESCRIBE THE EXISTING AND PROPOSED USE OF THE PROPERTY			
	QUICK SERVICE RESTAURANT			
	WHERE APPLICABLE THE FOLLOWING SUBMITTALS ARE REQUIRED TO ACCOMPANY THIS APPLICATION FOR THE APPLICATION TO BE ACCEPTED AND REVIEWED BY THE PLAN COMMISSION. REQUIRED SUBMITTALS MAY CONSIST OF PLANS, DRAWINGS, ANNOTATED PHOTOGRAPHS, OR OTHER DOCUMENTATION THAT SUFFICIENTLY PROVIDES ALL REQUIRED INFORMATION.			

- Exterior Building Design** (required for all new buildings, additions and exterior alterations to existing buildings)
- Exterior elevations of all proposed new and existing buildings showing wall materials and exterior construction details (including colors)
 - Height of all proposed new buildings and structures and all existing buildings and structures
 - Specific roof types (gable, hip, flat, etc.) and roof pitches of all proposed new and existing buildings
 - Roofing materials to be used on proposed new buildings and existing roofing materials on existing buildings (including colors)
- Site Features** (required for all projects)
- Location of all proposed new and existing buildings & structures, including dimensions to property lines and to each other
 - Locations of all streets, property lines, wells, septic systems, power lines, easements, etc.
 - All proposed new and existing off-street parking drive and loading areas (location, number, size, access, etc.)
 - The total accumulated horizontal impervious surface area after development (surfaces impervious to the penetration of storm water)
 - The total accumulated greenspace on the property (non-impervious), including the percentage of lot area (post development)
- Landscaping** (required for all projects where landscaping will be installed or altered or where required by the Plan Commission)
- Number, size, species and location of all existing and proposed trees
 - Number, size, species and location of all existing and proposed shrubs and ground plantings
 - Description and location of any existing or proposed buffering (fences, berms, hedges, plantings, etc.)
- Exterior Lighting Features** (required where exterior lighting fixtures will be installed or altered)
- Number, fixture type, location and wattage of all existing and proposed building lighting
 - Number, fixture type, location, wattage and height of all existing and proposed parking lot and exterior grounds lighting
 - Number, fixture type, location, wattage and height of all existing and proposed other exterior lighting
 - Photometric plan prepared by a professional lighting designer (when required by the Plan Commission)
- Signage Details** (required for all projects where signage exists or where new signage will be installed)
- Building elevations showing the location, number, size and message of all existing and proposed building signs and building lettering
 - A site plan showing the location of all existing and proposed free-standing signs, including the distance of such signs to property lines
 - Elevations of all existing and proposed free-standing signs showing the height, width, depth, material composition, colors, illumination, sign area and message of all such signs

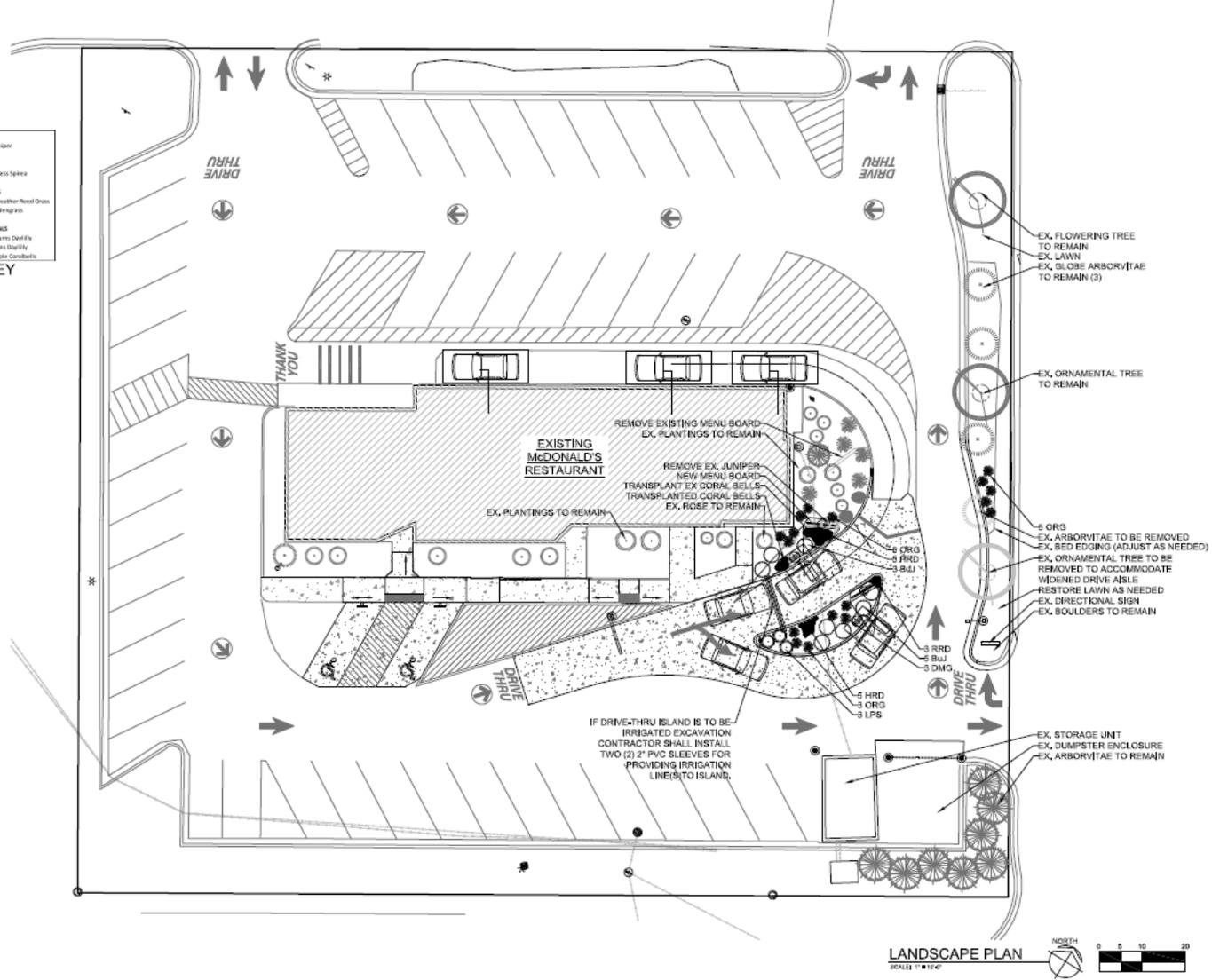
SIGNATURE	ENTER YOUR INITIALS IN THIS BOX TO VERIFY THAT YOU HAVE READ AND AGREE TO THE TERMS AND CONDITIONS DETAILED BELOW (REQUIRED FOR APPLICATION TO BE PROCESSED)	APPLICATION DATE
<i>[Signature]</i>		7.27.12

THE APPLICANT HEREBY CERTIFIES THAT ALL INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF HIS/HER KNOWLEDGE. THE APPLICANT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF ALL INFORMATION PROVIDED. THE APPLICANT AGREES TO HOLD THE VILLAGE OF HOWARD AND ITS EMPLOYEES HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE VILLAGE OF HOWARD AS A RESULT OF THE APPLICANT'S NEGLIGENCE OR WILLFUL MISFEASANCE. THE APPLICANT AGREES TO HOLD THE VILLAGE OF HOWARD AND ITS EMPLOYEES HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE VILLAGE OF HOWARD AS A RESULT OF THE APPLICANT'S NEGLIGENCE OR WILLFUL MISFEASANCE. THE APPLICANT AGREES TO HOLD THE VILLAGE OF HOWARD AND ITS EMPLOYEES HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE VILLAGE OF HOWARD AS A RESULT OF THE APPLICANT'S NEGLIGENCE OR WILLFUL MISFEASANCE.



EVERGREEN SHRUBS	
SH	Buffalo Juniper
DECIDUOUS SHRUBS	
LPS	Little Princess Spirea
ORNAMENTAL GRASSES	
ORG	Olivarians Feather Reed Grass
ONG	Don's Maiden Grass
HERBACEOUS PERENNIALS	
HRD	Heavy Petals Daylily
RRD	Ruby Redness Daylily
PYCB	Purple Double Coreopsis

PLANT KEY



haag müller, inc.
 Architects • Engineers • Interiors
 181 East Grand Avenue
 Port Washington
 Wisconsin 53074-2216
 Telephone: (262) 268-1200
 Facsimile: (262) 268-1250
 WWW: haagmuller.com

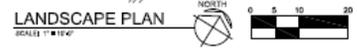


HELLER & ASSOCIATES
 LANDSCAPE ARCHITECTS
 1000 W. Wisconsin Ave.
 Suite 200
 Green Bay, WI 54303
 (920) 833-1111

LANDSCAPE PLAN
 MAJOR REMODEL BUILDING PROJECT
 McDONALD'S RESTAURANT
 2420 VEEB AVENUE
 GREEN BAY, WI 54303

REVISIONS	DESCRIPTION
DATE	
NO.	
DATE	07-26-12
PROJECT NO.	1200121
DRAWN BY	WTL
CHECKED BY	
SHEET	

L-1.0



FRONT WALL



NON-DT WALL



DRIVE THRU WALL



REAR WALL



HIRAF LINEAR LED FACADE FIXTURE



The HIRAF Linear Facade Lighting System is a holistic LED lighting solution designed from a clean slate to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to an absolute minimum. Thanks to its intuitive plug and play mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row. The long life LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces. This system is truly a "set it and forget it" solution only from Security Lighting!

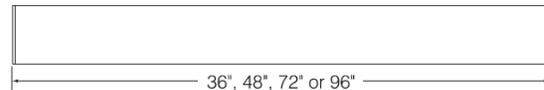
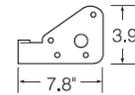


Fixture Specifications

FEATURES

- Extruded aluminum construction, finished in weatherproof powder-coat paint
- Tempered glass lenses
- Power feed required only at beginning of each continuous row; subsequent fixtures plug together in series
- Fully integral driver system for completely self-contained lighting system
- Aluminum mounting brackets are finished in powder-coat paint and each order ships with a formed drilling template for ease of installation
- 70 CRI standard
- 5200K color temperature standard. Consult factory for others.
- 50,000 hour long life LED illumination
- Fixtures available in up and down light, down light only or up light only

DIMENSIONS



ORDERING INFORMATION

SAMPLE CATALOG NUMBER

HIRAF | **LED** | **XX** | **XX** | **XXX** | **PS**
 Series | Source | Size | Distribution | Voltage | Finish

SERIES	
HIRAF	Linear Façade Fixture
SOURCE	
LED	LED
SIZE	
96	8-Foot
72	6-Foot
48	4-Foot
36	3-Foot

DISTRIBUTION	
UD	Up and Down Light
DO	Down Light Only
UO	Up Light Only
VOLTAGE	
120	120-Volt
277	277-Volt

FINISH	
Standard:	
PS	Platinum Silver
WH	White
BL	Black
DB	Dark Bronze
Custom Color: Consult Factory	

ACCESSORIES	
HIRAFLEDWHIPKIT	Power whip kit (one required per row of fixtures or one per fixture if not mounting continuous row)



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Performance Designed Lighting Products

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RADIUS WALL SCONCE



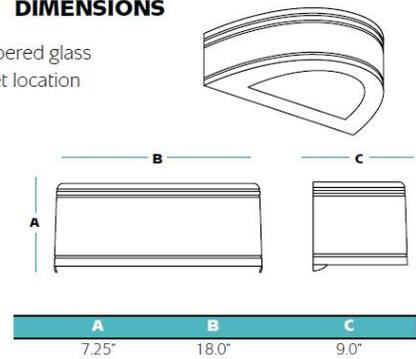
The RWSC Series radius wall sconce offers maximum versatility with multiple light sources and finishes. The available combination of uplight/downlight washes the building facade while the radial soft form housing will complement similar architectural design elements.

Fixture Specifications

FEATURES

- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses suitable for use in wet location
- Ships complete with lamp
- Downlight only, full cut-off
- Dark Sky compliant

DIMENSIONS



ORDERING INFORMATION

SAMPLE CATALOG NUMBER

RWSC **XXXXXX** **XX** **XX** **XXX**
 Series Wattage/Source Distribution Finish Voltage

SERIES	
RWSC	Radius Wall Sconce

WATTAGE/SOURCE ¹	
70PMH	70 watt pulse start metal halide
100PMH	100 watt pulse start metal halide
150PMH	150 watt pulse start metal halide
70HPS	70 watt high pressure sodium
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
26QF	26 watt quad tube fluorescent
32TRF	32 watt triple tube fluorescent
42TRF	42 watt triple tube fluorescent
226QF	2x26 watt quad tube fluorescent
232TRF	2x32 watt triple tube fluorescent
242TRF	2x42 watt triple tube fluorescent
30LED	30 watt LED ²

DISTRIBUTION	
UD	Up/Downlight
WD	Downlight only (wide distribution)- standard
FT	Downlight only (forward throw)

FINISH ³	
DB	Dark Bronze
BK	Black
WH	White
PS	Platinum Silver

¹ Consult factory for other lamp wattage and sources.
² Other finishes available. Consult factory.
³ Available with WD distribution only.
⁴ Not for use with LED source.

VOLTAGE	
120	120 volt
277	277 volt
MT	Multi-Tap

OPTIONS	
OSL	Quartz re-strike with lamp
F	Single fusing
FF	Double fusing
EM12⁴	1 MR11/MR16 two pin socket for 12v power (by others) 35w max. 35w MR11 lamp included.
2EM12⁴	2 MR11/MR16 two pin sockets for 12v power (by others) 35w max. 35w MR11 lamp included.

ACCESSORIES	
EM	Remote emergency ballast (fluorescent only)

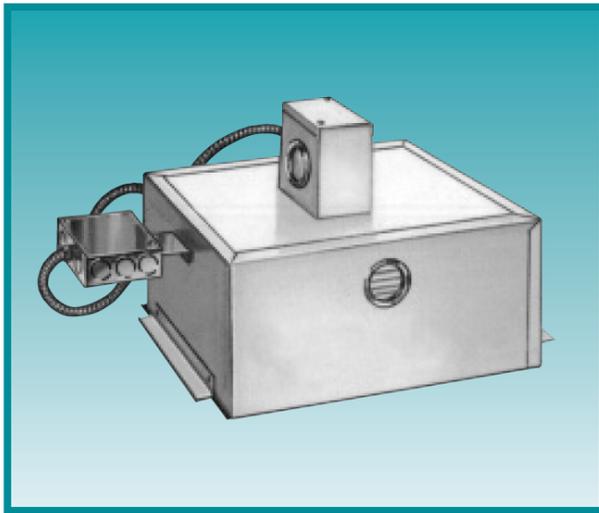


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851/852/8614 SERIES



The 851/852 Series is a universal mount recessed fixture that requires no framing and is perfect for new construction or retrofit in any type of ceiling material. It features a removable top for easy installation and maintenance, and is available with a vented cover-up to hide previously existing fixture openings in retrofit applications. Aluminum housing and door frame provide specification grade quality and longevity in a competitively priced and in-stock luminaire.

The 8614 Series offers the same features in a smaller housing for narrow soffits. Like its 851 Series counterpart, it requires no framing and is perfect for new construction or retrofit in any type of ceiling material.

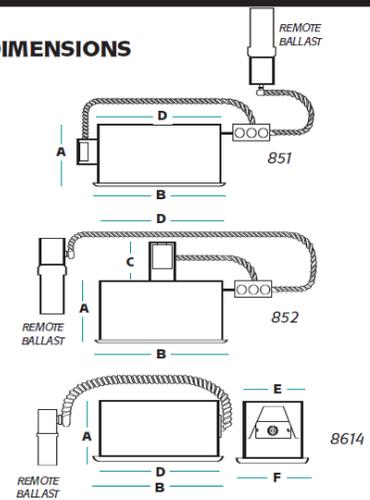


Fixture Specifications

FEATURES

- One-piece, corrosion resistant aluminum door frame with retainer cable
- Weatherproof powder-coat finish
- Aluminum housing
- UL listed, suitable for damp locations
- Available vented cover-up
- Mounting hardware included
- Vertical lamp has 60% longer lamp life (852 Series)
- Lamp included
- Pre-wired junction box (14GA, CRS)
- Removable outlet box and socket assembly (852 Series)
- **Now available in LED**

DIMENSIONS



	A	B	C	D	E	F
851	5.75"	14.5"	-	13.0"	-	-
852	6.125"	14.5"	4.0"	13.0"	-	-
8614	6.0"	14.5"	-	13.0"	6.5"	8.0"

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

8XXX XX XXXXXX XX XX XX XXX

Series Mounting Wattage/Source Lens Application Finish Voltage

SERIES	
852	Vertical Lamp
851	Horizontal Lamp / LED
8614	Horizontal Lamp

MOUNTING	
WW	Wall Wash
DL	Downlight

WATTAGE/SOURCE ¹	
100PMH	100 watt pulse start metal halide
175PMH	175 watt pulse start metal halide
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
42	42 watt LED ²

LENS	
FP	Flat temp. Prismatic

APPLICATION	
OW	Plywood, Drywall, Plaster
AL	Aluminum

FINISH ³	
WH	White
PS	Platinum Silver
DB	Dark Bronze

VOLTAGE	
120	120 Volt
277	277 Volt

¹ Consult factory for other lamp wattage/source options.
² Consult factory for other finishes.
³ Available in 851 Series only.



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ATTACHMENT III











