Meeting Date: 3/28/11
Agenda Item: **#5f (iii)**

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

VILLAGE BOARD STAFF REPORT

REPORT TO: President Burt McIntyre and Village Board of Trustees

REPORT FROM: Dave L. Wiese, Executive Director of Community Development Services

AGENDA ITEM: **# 5f (iii)** Approve a request from T.C. Investors L.L.C. for a PDD amendment to allow for an Arby's to locate in the Shops at Thornberry, located at 345 Cardinal Lane, VH-461-2

POLICY ISSUE

Should the Village approve the PDD amendment to allow for an Arby's to locate in the Shops at Thornberry?

RECOMMENDED ACTION BY PLAN COMMISSION

The Plan Commission unanimously recommended approval of the PDD amendment with the following conditions:

1. All improvements are constructed as submitted in the attachments provided.
2. The existing landscaping that is located on the southern part of the existing building is relocated to the southern property line to help screen the drive-thru area.
3. Staff recommends the elevation shown with only the Arby's logo and awning as red be approved and the all-red option with grey logo not be allowed.
4. Staff recommends the applicant sign the east drive with "no left turns" out of the parking lot.
5. The proposed 10'x10' storage shed shall be a vinyl pre-manufactured unit that matches the color of the existing building.
6. The proposed monument sign should include a full base consistent with the existing monument sign.
7. The cooler exterior panel shall be the same color as the existing principal structure.
8. The landscape screen around the cooler area shall consist of arborvitae tall enough and dense enough to completely screen the cooler from public view.
9. The hours of operation for the facility shall be 10 a.m. to 10 p.m.
10. The directional sign for the drive thru shall be less than 8 square feet.

BACKGROUND

The subject property is currently the site of the Thornberry Cottage complex at 345 Cardinal Lane. The applicant is requesting a PDD amendment in order to allow for Arby's to occupy the southernmost tenant space. This would include a drive-thru window. A directional sign, monument sign, menu board, exterior cooler, and 10' x 10' maintenance shed would be added to the existing property in order to operate the facility. Arby's has indicated they will have about 150 to 200 transactions a day. Peak times would be from 12 p.m. to 1 p.m. (approximately 50 transactions) and 6 p.m. to 7 p.m. (approximately 30 transactions). This includes both drive-thru and dine-in customers. The hours of operation will be 10 a.m. to 10 p.m. Deliveries will be either 9 a.m. to 11 a.m. or 2 p.m. to 4 p.m. They anticipate one delivery truck a week. Arby's targets a 35 and older age group and does not have a typical children's menu (with a toy). Residents in the area have expressed concerns regarding increased traffic in the area.

BASIC INFORMATION

Project Name	PDD Amendment Thornberry Cottage Arby's VH-461-2
Applicant	T.C. Investors, LLC
Phone	920-499-8786
Consultant	Tom Lemkuil Architect
Parcel Size	1.99 Acres
Existing Zoning	PDD
Proposed Zoning	PDD Amendment
Land Map Designation	Regional Commercial

ADJACENT LAND/ZONING MATRIX

	LAND USE	ZONING
North	Woodfield Village Development, Associated Bank	PDD
South	Vacant Undeveloped Land	B-3
East	Walgreens, Pioneer Credit Union, Strip Mall	PDD
West	Vacant Undeveloped, Agriculture	B-3

EXECUTIVE ANALYSIS:

1. **Zoning**
   The original PDD has been approved. The underlying zoning is B-3 South Cardinal Lane Business District.
3. **Floodplain, Shoreland Zoning & Stormwater Management**
   The proposed development is not located within a shoreland or floodplain area. A stormwater management plan and wetland delineation are not needed.
4. **Land Division**
   N/A
5. **Lighting**
   The applicant will not be proposing any new lighting but will have signs that are illuminated.
6. **Fire Protection**
   The existing building is in place and is approximately 1.25 miles from Fire Station#1.

POLICY ALTERNATIVES

The Village Board could take any of the following actions:

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

ATTACHMENTS

I. PDD Application
II. Location Map
III. Site Plan
IV. Proposed Façade Renderings
V. Correspondence regarding customer information
VI. Q & A sheet
VII. Monument sign elevation

Copy emailed to: rich@rodacllc.com

Attachment I

2456 Glendale Ave
Green Bay, WI 54313

PDD APPLICATION

See Next Page
for Materials to be Submitted
with This Application

Application Fee: $200.00
Date: 2/22/11
Initials:
Application #:

Applicant

Name: T.C. Investors L.L.C.
Address: 1365 North Rd Suite F Green Bay, WI 54313
Phone: (920) - 499 -8786 Email: rich@rodacllc.com

Business Name: Arby's
PDD Site Address: 345 Cardinal Lane Suite 1
Landowner of Record: T.C. Investors L.L.C.
Address: 1365 North Rd. Suite F Green Bay, WI 54313
Phone: (920) - 499 -8786 Email: rich@rodacllc.com

Consultant(s)

Architect

Name: Tom Lemkuil-Lemkuil Architectural Designs
Address: 4361 Touchstone Dr. Oneida, WI 54155
Phone: (920) -499 -8786 Email: tom@lemkuilarchdesigns.com

Contractor/Engineer

Name: Rodac Development and Construction
Address: 1365 North Rd. Suite F Green Bay, WI 54313
Phone: (920) - 499 -8786 Email: rich@rodacllc.com

Parcel/Building Information

Lot Size: 1.995 Acres/Sq. Ft Current Zoning: PDD Parcel #: VH - 461-2
Lot Dimensions: 273' x 332' Does Current Zoning Permit Intended Use: Yes
Bldg. Sq. Footage: 13,559 Street Frontage: 472.91'

Describe Specifically the Nature of the Request:

We request approval to perform a build out of the vacant commercial tenant space in the "Shops at Thornberry" complex located at 345 Cardinal Lane. The build out to be performed for the prospective tenant, Arby's would consist of finishing of the interior space to the tenants specifications and exterior work to include a monument sign and provisions for a drive thru lane.

REQUIRED

(Check the Box to Signify Your Submittal of Listed Items Which Apply to Your Request)

- ☒ A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- ☒ A site plan including the following:
  - ☒ Density and floor area ratio
  - ☐ Building heights and setbacks
  - ☒ Size & location of lots
  - ☐ Screening and fencing
  - ☒ Location of sanitary and storm sewer lines
  - ☒ Location of water mains
  - ☒ Site drainage
  - ☒ Location of roads, driveways and walks
  - ☒ Existing and proposed structures, parking, loading areas, ingress/egress points
  - ☐ Location of recreational and open space areas reserved or dedicated for public uses
  - ☒ Percentage of green space & impervious surface
- ☐ Landscape plan including table depicting quantity, size and name of species.
- ☐ Lighting plan showing photometrics and a specification sheet of all fixtures to be used.
- ☒ Full-color rendering of building facades and large samples of colors and building materials that will be used on the project.
- ☐ An attachment stating the methods and hours of operation.
- ☐ Sign plan with dimensions of sign.

Submit 10 copies of all color documents. If possible, provide electronic versions (pdf, word, excel, etc) of plans.

With this signature, I certify that all required materials above have been submitted. Furthermore, I understand any required materials not submitted will result in an incomplete application. Incomplete applications will be returned to the applicant until all required materials are submitted.

x _____ 2/22/11

Applicant Signature Date

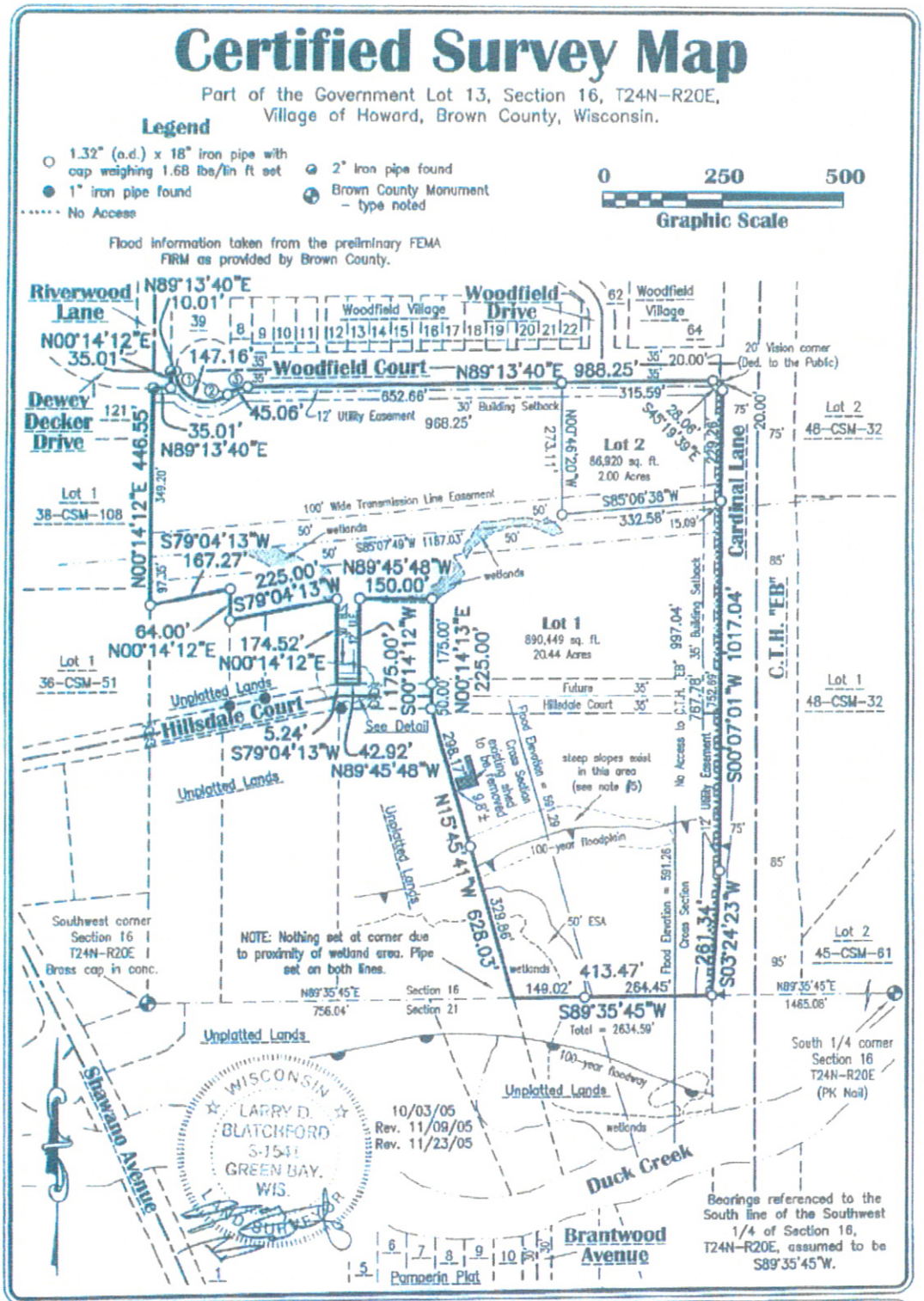
Please direct all questions to Dave Wiese at 434-4640 or dwiese@villageofhoward.com

Attachment II

2228152 7416

Certified Survey Map

Part of the Government Lot 13, Section 16, T24N–R20E,
Village of Howard, Brown County, Wisconsin.



Client: Athey Land LLC Date Drafted: Sept. 29, 2005 AutoCAD No.: A-280.dwg Drafted By: BAR	Scale: 1"=250' Tax Parcel Number VH-461	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone 920-434-9670 Fax 920-434-9672	Sheet One of Three Project No.: A-280 Drawing No.: L-6666

VOL 50 PAGE 298

SURVEYOR'S CERTIFICATE

I, Larry D. Blatchford, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped part of Government Lot 13, Section 16, T24N–R20E, Village of Howard, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of Section 16, T24N–R20E; thence N89°35'45"E, 756.04 feet along the South line of Government Lot 13, said Section 16 to the point of beginning; thence N15°45'41"W, 628.03 feet; thence N00°14'13"E, 225.00 feet; thence N89°45'48"W, 150.00 feet; thence S00°14'12"W, 175.00 feet; thence N89°45'48"W, 42.92 feet along the Northerly right of way of Hillsdale Court; thence S79°04'13"W, 5.24 feet along said right of way; thence N00°14'12"E, 174.52 feet; thence S79°04'13"W, 225.00 feet; thence N00°14'12"E, 64.00 feet; thence S79°04'13"W, 167.27 feet; thence N00°14'12"E, 446.55 feet along the West line of said Government Lot 13, Section 16 to the Southerly right of way of Dewey Decker Drive; thence N89°13'40"E, 35.01 feet along said right of way; thence N00°14'12"E, 35.01 feet along the Easterly right of way of Riverwood Lane; thence N89°13'40"E, 10.01 feet along the South line of Lot 39 of the recorded plat of "Woodfield Village"; thence 147.16 feet along the Southerly right of way of Woodfield Court being the arc of a 65.00 foot radius curve to the left whose long chord bears S65°37'47"E, 117.68 feet; thence 45.06 feet along said right of way being the arc of a 65.00 foot radius curve to the right whose long chord bears N69°22'13"E, 44.16 feet; thence N89°13'40"E, 988.25 feet along said right of way; thence S00°07'01"W, 1017.04 feet along the Westerly right of way of County Trunk Highway "EB", also known as Cardinal Lane; thence S03°24'23"W, 261.34 feet along said Westerly right of way; thence S89°35'45"W, 413.47 feet along said South line of Government Lot 13, Section 16 to the point of beginning.

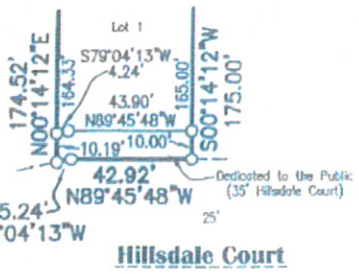
Parcel contains 978,051 square feet / 22.45 acres, more or less.
Road dedication contains 682 square feet / 0.01 acres, more or less
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Village of Howard, and the Brown County Planning Commission in surveying, dividing and mapping the same.

WISCONSIN
LARRY D BLATCHFORD
S-1541
GREEN BAY, WIS.
LAND SURVEYOR

Larry D. Blatchford S-1541
October 3, 2005
Revised: November 09, 2005
Revised: November 23, 2005

Detail



Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1–2	147.16	65.00	117.68	S65°37'47"E	129°42'54"	N00°46'20"W
2–3	45.06	65.00	44.16	N69°22'13"E	39°42'54"	S49°30'46"W

RESTRICTIVE COVENANTS

1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

2) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

3) Lot 1 contains an Environmentally Sensitive Area (ESA) as defined in the Brown County Sewage Plan. The ESA includes the wetlands and all lands within 50' of wetlands 2 acres or greater in size. 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.

4) Prior to any building permits being issued for Lot 1, the exact location of the Hillsdale Court extension must be determined with the approval of the Village of Howard.

NOTES

1) Lot 1 includes wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, or the Brown County Zoning Administrators Office prior to any development activity.

2) A land use permit from the Village of Howard is required prior to any construction, fill, or grading activity within 300 feet of a stream.

3) The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practice Handbook" to prevent soil erosion. However, if the Village, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any construction or installation related activities associated with streets and utilities.

4) 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.

5) A geotechnical study must be submitted to the Brown County Planning Commission for review and approval prior to any development on steep slopes.

2228152

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Athey Land LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Certified Survey Map to be surveyed, divided, dedicated, and mapped as represented hereon. Athey Land LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission and the Village of Howard for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said Athey Land LLC has caused these presents to be signed by Gary C Athey and Bruce R Athey, its Members, on this 7th day of November, 2005

Gary C. Athey

Member – Athey Land LLC

Personally came before me this 9th day of November, 2005, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Russell V. Roland

Notary Public Russell V. Roland My Commission Expires 12-2-07
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Bruce R Athey

Member – Athey Land LLC

WISCONSIN ☆ LARRY D. BLATCHFORD S-1541 GREEN BAY, WIS. LAND SURVEYOR

Personally came before me this 17th day of November, 2005 the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Candace A Farkin

Notary Public My Commission Expires 6-10-2007
Montcalm County, Michigan

STATE OF MICHIGAN]
] SS
COUNTY OF Montcalm]

BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Plan Commission this 17th day of NOVEMBER, 2005

Peter Schleinz
Senior Planner

BROWN COUNTY PLANNING COMMISSION SEAL

CERTIFICATE FOR THE VILLAGE OF HOWARD

Approved for the Village of Howard this 28TH day of NOVEMBER 2005

Hugh Thomas
Village Administrator

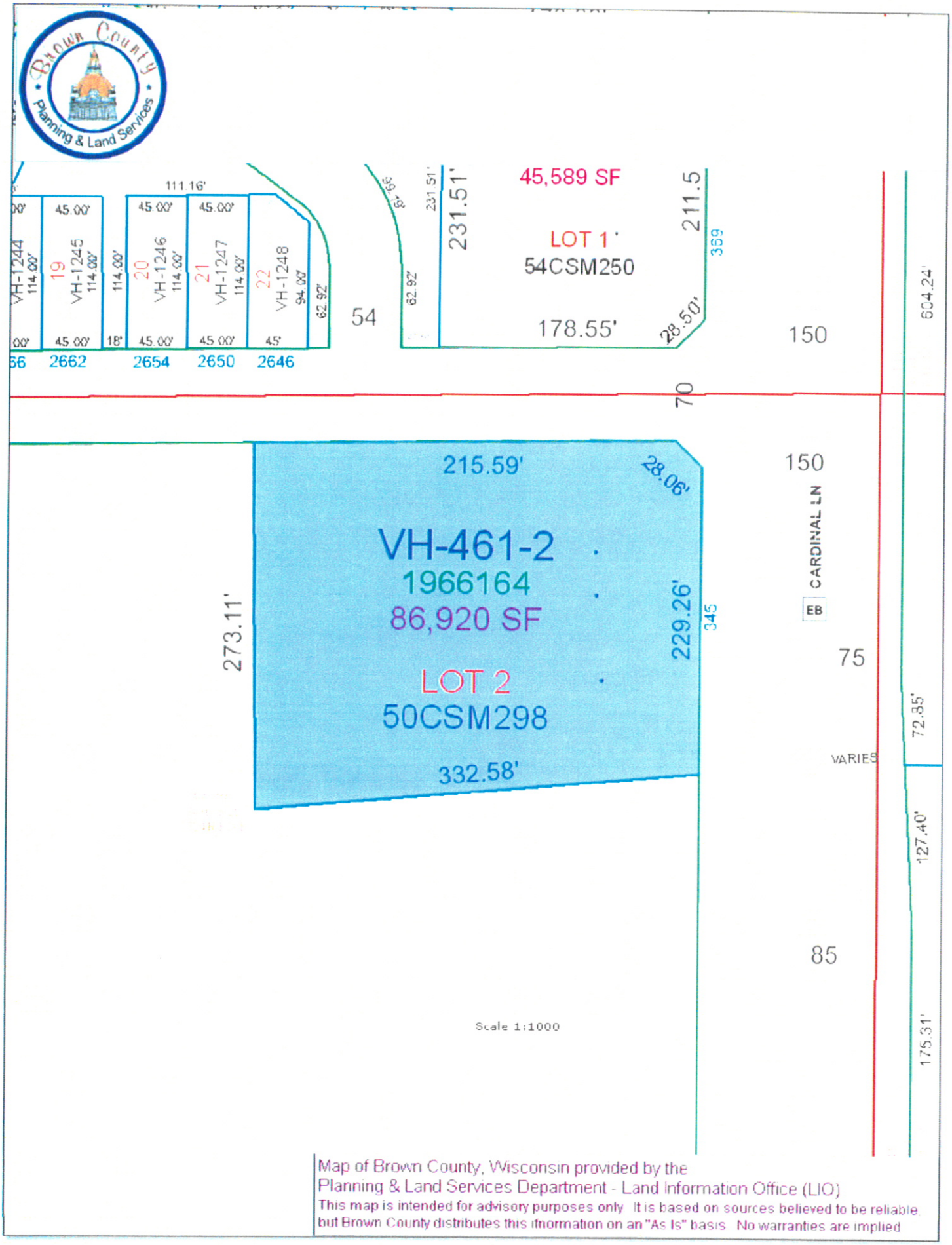
VILLAGE OF HOWARD CORPORATE SEAL BROWN COUNTY

Office of the Register of Deeds
Brown County, Wisconsin

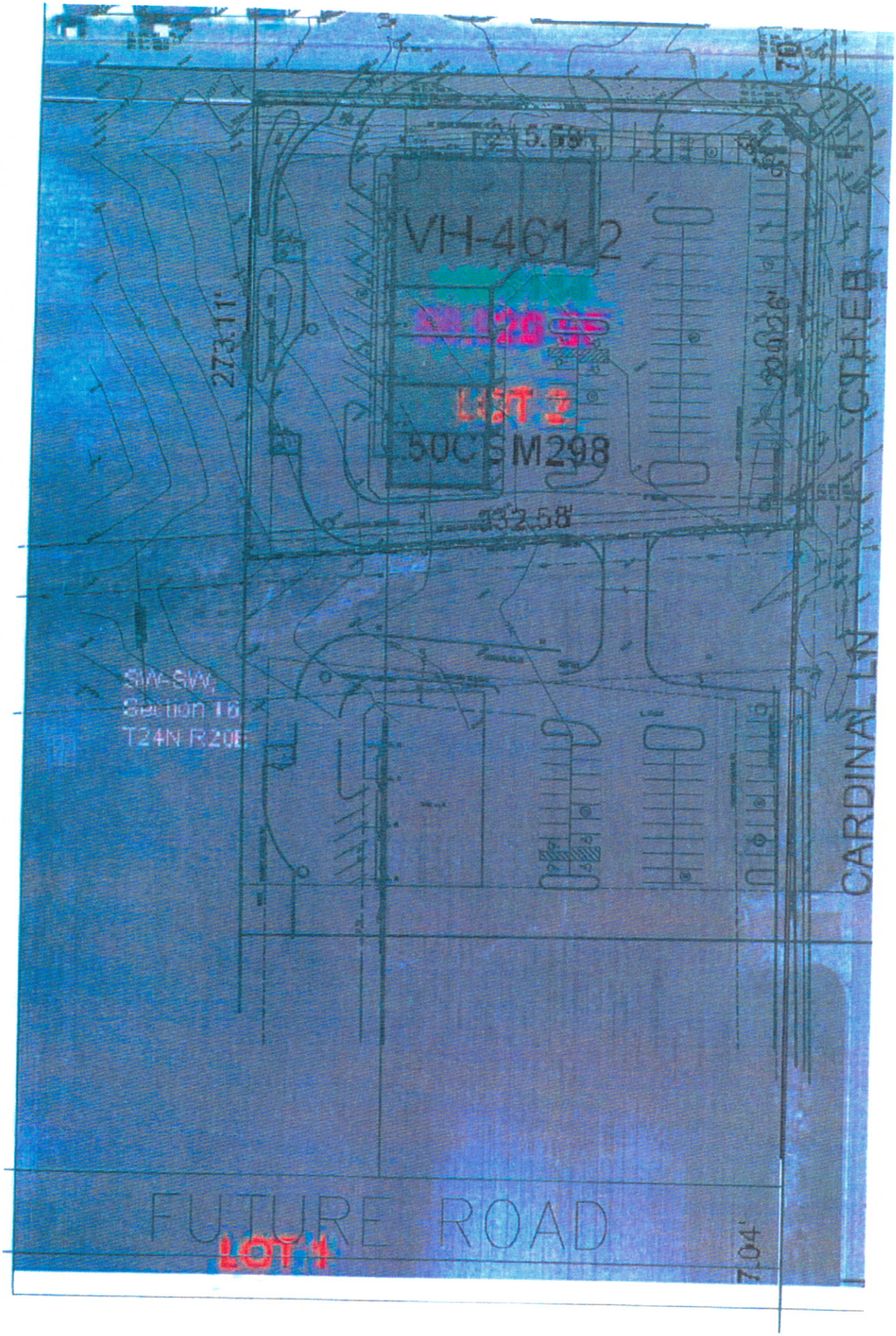
Received for Record 28th, 2005
at 2:40 o'clock P M and recorded as
Document # 2228152 in
Volume 50 of CSM's on Page 298

Cathy Williquette, Register of Deeds

Sheet Three of Three
Project No.: A-280
Drawing No.: L-6666



Map of Brown County, Wisconsin provided by the
Planning & Land Services Department - Land Information Office (LIO)
This map is intended for advisory purposes only. It is based on sources believed to be reliable but Brown County distributes this information on an "As Is" basis. No warranties are implied



VH-461-2
LOT 2
50CSM298
273.11'
332.58'
SW-SW
Section 16
T24N R20E
CARDINAL LN
FUTURE ROAD
LOT 1
7.04'

Property Tax Record
VILLAGE OF HOWARD
Brown County, Wisconsin
Parcel Number: VH-461-2

Information is as current as the postings of Thursday, January 13, 2011 at 1:23:16 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

Return to Search Results | **Print Tips**

Property Information

Parcel Number	VH-461-2
Owner Name	TC INVESTORS LLC
Property Address	345 CARDINAL LN
Municipality	VH - VILLAGE OF HOWARD
School District	2604 - HOWARD-SUAMICO SCH
Sanitary District	None
Special District(s)	None

Current Unofficial Valuation

Class	Acres	Land	Improvements	Total
B - MERCANTILE	1.995	350,200.00	1,114,800.00	1,465,000.00
All Classes	1.995	350,200.00	1,114,800.00	1,465,000.00

Legal Acres 1.995

Values are not official until new tax bills are issued in December.

Note: For a specific tax year valuation, select tax year from tax records available below.

Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.

Mailing Address Information

TC INVESTORS LLC
13975 VELP AV
SUAMICO WI 54173-8343

Reference Document

Document # 2229849

Available Maps

View GIS Map

Tax Records Available

Tax Year

- ○ 2007
- ○ 2008
- ○ 2009
- ◉ 2010

View Tax Detail

Tax Detail may take a few moments to appear

Tax Legal Description

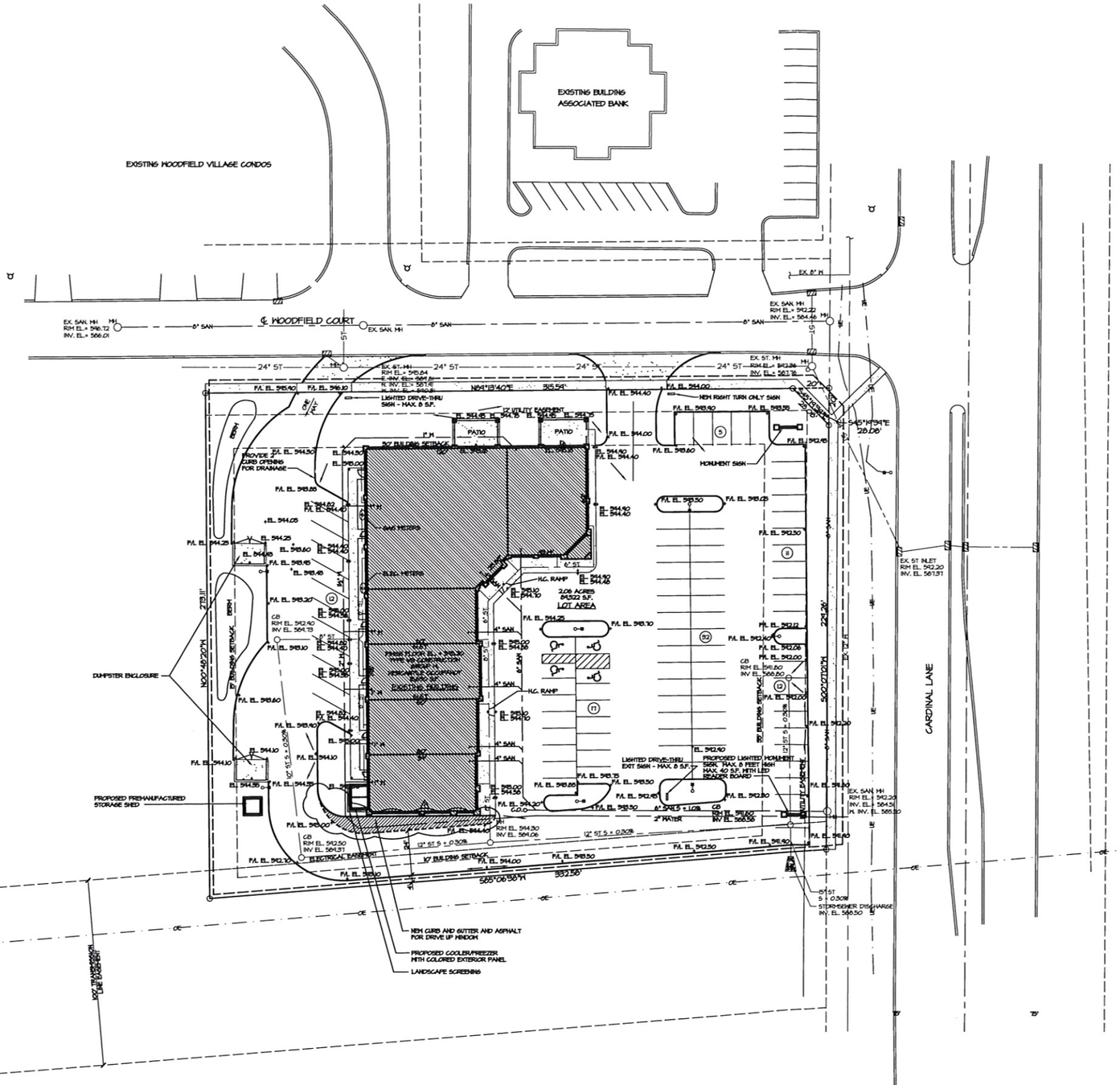
86,920 SQ FT

LOT 2 OF 50 CSM 208 BNG PRT OF GOVT LOT 13 SEC 16 T24N R20E

Note: May not be a full legal description

View Comments/History

Attachment III



SITE PLAN
SCALE: 1" = 30'

N

LEGEND

- SOIL BORING
- BENCH MARK
- 3/4" REBAR FOUND
- 1" X 24" IRON PIPE SET WT. 1.68 LBS/LIN. FT.
- 1" IRON PIPE FOUND
- P.K. NAIL SET
- ( ) = RECORDED AS
- MH = MANHOLE
- CB = CATCH BASIN
- MW = MONITORING WELL
- = POWER POLE
- = LIGHT POLE
- = FIRE HYDRANT
- = WATER VALVE
- PIV = POST INDICATOR VALVE
- = DIRECTION OF SURFACE RUNOFF
- = STORM SEWER OUTLET
- = CULVERT PIPE
- = INLET
- = TELEPHONE PEDESTAL
- .000.00 = EXISTING SPOT ELEVATION
- + EL. 000.00 = PROPOSED SPOT ELEVATION
- = EXISTING CONTOURS
- 000 = PROPOSED CONTOURS
- UT = UNDERGROUND TELEPHONE LINE
- UG = UNDERGROUND NATURAL GAS LINE
- W = WATER MAIN
- OE = OVERHEAD ELECTRIC
- UE = UNDERGROUND ELECTRIC
- ST = STORM SEWER
- SAN = SANITARY SEWER
- = DITCH LINE
- = SILT FENCE
- = FENCE
- = RAILROAD
- G = GAS METER
- E = ELECTRIC METER
- = LIMITS OF PROPOSED BITUMINOUS PAVEMENT
- = LIMITS OF PROPOSED CONCRETE PAVEMENT
- = LIMITS OF PROPOSED GRAVEL PAVEMENT

BUILDING SETBACKS:
FRONT AND CORNER SIDE YARD, ARTERIAL STREETS - THIRTY FIVE (35) FEET.
FRONT AND CORNER SIDE YARD, MINOR/ COLLECTOR STREETS - THIRTY (30) FEET.
INTERIOR SIDE YARD - TEN (10) FEET.
REAR YARD - FIFTEEN (15) FEET.

PARKING REQUIREMENTS:
RETAIL STORES - ONE (1) SPACE FOR EVERY ONE HUNDRED FIFTY (150) S.F. OF BUILDING RETAIL FLOOR AREA.
USE 10% OF BUILDING AS RETAIL SPACE.

REQUIRED STALLS = (0.1 x 15,650 S.F.)/ 150 = 75 STALLS

PARKING STALLS SHOWN = 84 STALLS (INCL. 4 H.C. STALLS)

LOT AREA = 84,522 S.F.±
GREEN AREA = 20,061 S.F. = 22.4%

STORMWATER DETENTION FOR PROPOSED SITE WILL BE COMBINED WITH PROPERTY TO THE SOUTH. BASIN WILL BE ON SOUTH PROPERTY.

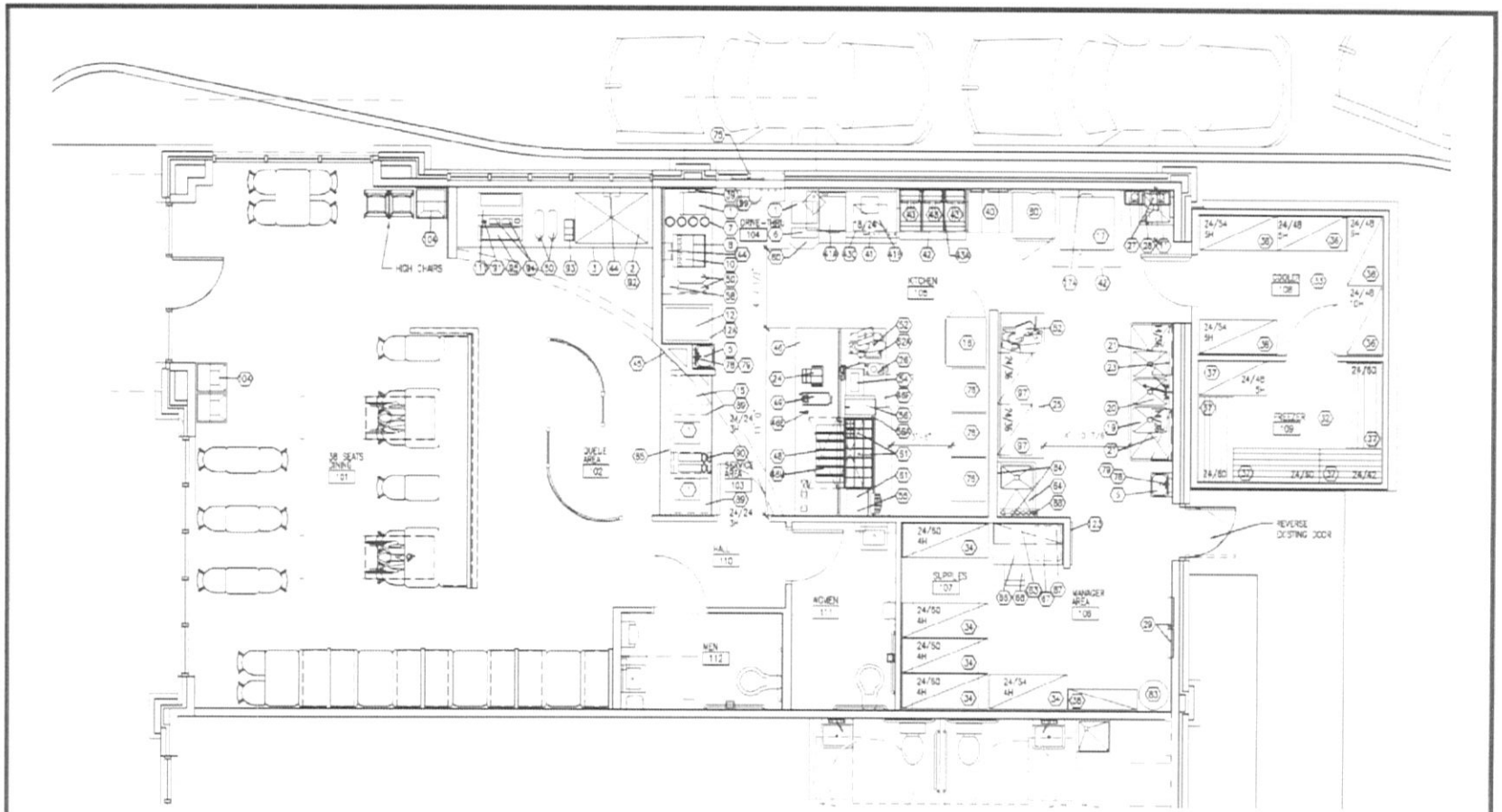
PROVIDE 6"ø STORM RISER FOR EACH DOWNSPOUT ON EAST AND WEST SIDES OF THE BUILDING

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI. 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY
1	REMOVE EXISTING BLDG. PATIO & ADD NEW PATIO AS SHOWN.	3-4-11	GLT

PROJECT: PROPOSED THORNBERRY - ARBY'S TC INVESTORS
LOCATION: CARDINAL LANE VILLAGE OF HOWARD, WISCONSIN
DESCRIPTION: SITE PLAN

DRAWN BY: KMH
CHECKED BY:
DATE: 3-15-11
SHEET: G1
PROJECT NUMBER: 7266



A1

PRELIMINARY EQUIPMENT LAYOUT

SCALE: 3/16"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
for information only

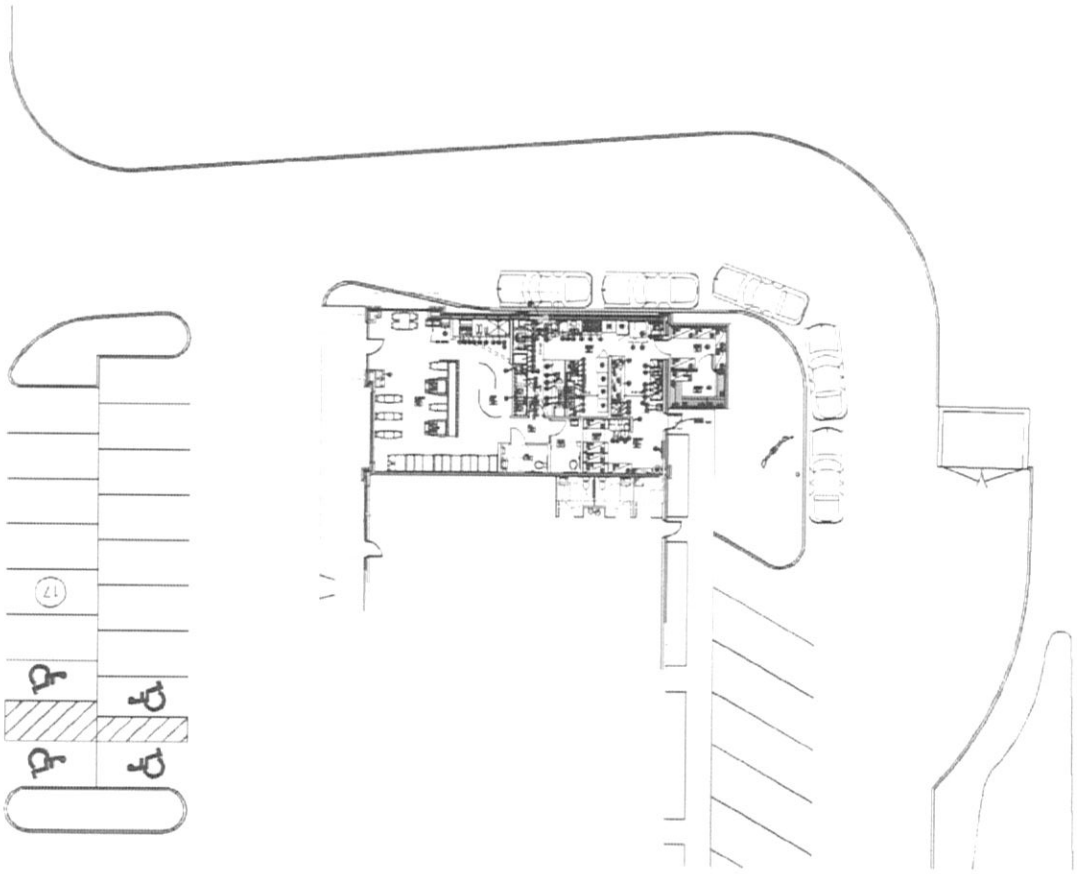
A-1

ARBY'S RESTAURANT
PRELIMINARY
END CAP LAYOUT

JOHNSTON, IA

Arby's

TBD+
Tucker Beeker Donhoff + Partners

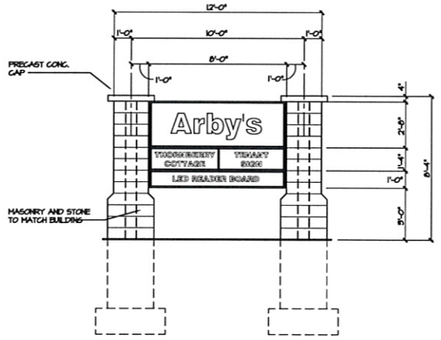


1 A1 PRELIMINARY SITE LAYOUT

SCALE: 1"=20'-0"

Attachment IV

SOUTH ELEVATION
SCALE 1/8"= 1'-0" SHORT WING



1/A1 PROPOSED MONUMENT SIGN ELEVATION
SCALE: 1/4"=1'-0"

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: PROPOSED THORNBERRY - ARBY'S
TG INVESTORS

LOCATION: CARDINAL LANE
VILLAGE OF HOWARD, WISCONSIN

DESCRIPTION: ELEVATIONS

DRAWN BY: MJS
CHECKED BY:

DATE: 3-15-11

SHEET A1

PROJECT NUMBER 7266

Arby's red-faced
Hat signage
Red Drive thru
awning
Arby's
Arby's
Paint metal awnings
Arby's red
New drive thru lane access.
Adjust curbing and land-
scape, as necessary.
After

Arby's white-faced
Hat signage
Red
Red Drive thru
awning
Paint metal awnings
Arby's red
New drive thru lane access.
Adjust curbing and land-
scape, as necessary.
After

Attachment V

DRM, INC.

February 21, 2011

VIA FACSIMILE 920-499-8677

Mr. Rich O'tradovec
TC Investors, LLC
1365 North Road, Suite F
Green Bay, WI 54313

RE: Proposed Arby's Cardinal Lane, Howard, WI

Dear Mr. O'tradovec,

Larry Boe has requested we send you a letter with an estimation of our mix of dining room and drive through traffic for the location at 345 Cardinal Lane, Green Bay, WI.

Our experience in locations similar to this one is about a 50/50 mix; therefore we estimate there will be no more than 50% of our customers using the drive through.

Should you have any questions or need additional information, please do not hesitate to contact me at 402-938-5145 or lsheil@drmarbys.com.

Sincerely,

Laurie Sheil
Executive Assistant

Cc: Larry Boe

Eric D

From: larryboe@bluemoundrealty.com
Sent: Tuesday, December 21, 2010 8:46 AM
To: eric@rodacllc.com
Subject: Fw: RE: RE: Arby's update

Does this help you out?

Larry K. Boe

President/Owner

Bluemound Realty Corp.

P: 262-373-0088

C: 414-659-3988

F: 262-373-0554

www.bluemoundrealty.com

--- On **Mon, 12/20/10, Marc Johnson <*mdjohnson@drmarbys.com*>** wrote:

From: Marc Johnson <mdjohnson@drmarbys.com>
Subject: RE: RE: Arby's update
To: larryboe@bluemoundrealty.com
Cc: "Matt Johnson" <Mjohnson@drmarbys.com>
Date: Monday, December 20, 2010, 10:50 AM

Traffic will peak between 12 - 1pm (less than 50 transactions) and 6-7pm (less than 30 transactions). D/T menuboard speaker is adjustable, but needs to be at a level is audible to our Customers.

Thanks,

Marc

From: larryboe@bluemoundrealty.com [mailto:larryboe@bluemoundrealty.com]
Sent: Monday, December 20, 2010 9:11 AM
To: Marc Johnson
Subject: Fw: RE: Arby's update

Can you provide me with these answers?

Larry K. Boe

Attachment VI

List of answers by Arby's Restaurant for The Village of Howard

- Q = What are the exact hours of operation are for the restaurant?
  A = 10:00AM to 10:00PM

- What is the holiday schedule for the restaurant?
  A = Closed Easter, Thanksgiving & Christmas

- Q = Is there an estimate for number of cars per day visiting the restaurant?
  A = Estimates of customer traffic by Arby's/DRM show Noon to 1:00PM is the busiest time of day with less than 50 transactions expected. 6:00PM to 7:00PM is the next busiest with less than 30 transactions expected per day. There are expected to be 150 to 200 total visits/transactions per day. These totals are less than 2% of the total daily traffic on Cardinal Lane per Wisconsin DOT traffic counts. See Item #1 (attached)

- Q = How does this number vary weekdays versus weekends?
  A = It is estimated that weekend sales will be lower than weekday sales due to lack of retail in the trade area.

- Q = What numbers of cars per day (weekdays vs. weekends) go to the drive thru? In store?
  A = Not more than 50% are expected to use the drive thru

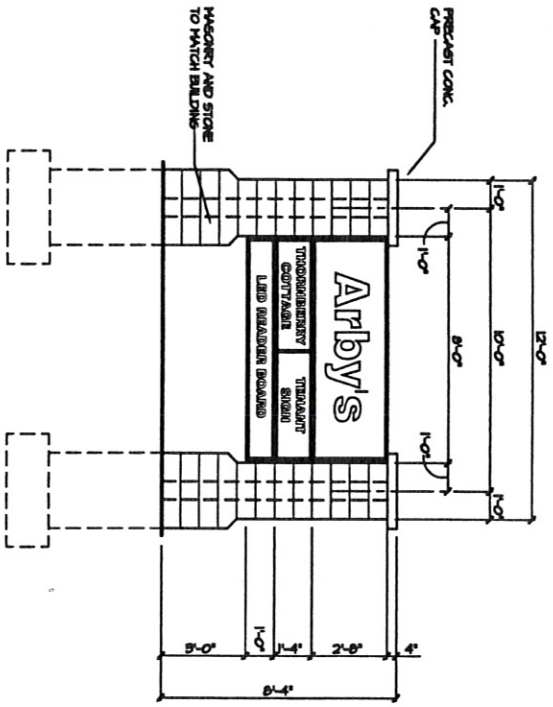
- Q = How many trucks/deliveries are made to the restaurant per week?
  A = One delivery per week

- Q = What time/times are deliveries made to the restaurant?
  A = Deliveries are made between 9:00AM and 11:00AM or 2:00PM to 4:00PM

- Q = Are there specific details on the exterior drive thru menu board?
  A = See Item #2 (attached)

- Q = What is special about Arby's?
  - **Arby's demographic is strongest in the 35 and older age group.**
  - **57% of their customers are female.**
  - **Arby's menu is strategically more health conscious than typical "fast food" as evidenced by their menu selections and the popularity of their "Market Fresh" menu items.**
  - **Arby's is excited to be in Howard and is aware this area has limited traffic as their clientele is more mature and selective.**
  - **Arby's will consider specials and discounts for local residents. They offer Senior Citizen specials. They also offer Military discounts and have coupons available with purchase and at www.drmarbys.com . Customers can also become a member of Arby's Extra's by visiting www.arbys.com and joining Arby's Extra's special offers. Participants receive "members only" coupons and promotions mailed directly to their inbox.**

Attachment VII



1/A1 PROPOSED MONUMENT SIGN ELEVATION

SCALE: 1/4"=1'-0"