



**Meeting Date:** December 19, 2011

**Agenda Item:** # 6-7

**Mission Statement**

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

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**VILLAGE PLAN COMMISSION STAFF REPORT**

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**REPORT TO:** President Burt McIntyre and Village Plan Commission

**REPORT FROM:** Dave Wiese, Director of Community Development

**AGENDA ITEM:** **Public hearing and action on a request for preliminary planned development approval from Brad Rymer of Mau & Associates representing Garot Land Development to accommodate a mix of business/commercial, medium-density residential and single-family usage at 4001 Shawano Avenue, VH-61. The proposed development will consist of one business commercial building, two single-family dwellings and 12 four-unit condominium buildings.**

**ACTION REQUESTED:** Approval of the proposed Preliminary PDD.

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**POLICY ISSUE**

Should the Village Plan Commission approve the Preliminary PDD thereby moving the process forward to allow for one commercial site, two single-family lots, and 12 four-unit condominium buildings?

**RECOMMENDED ACTION BY PLAN COMMISSION**

It is recommended that the Plan Commission open the public hearing and ask the applicant to explain his request in detail. Subsequently, the Plan Commission should invite comments from the public and then close the public hearing. After the public hearing is closed, the Plan Commission should review the applicant's request, including how Preliminary Planned Development District Standards will be met. Finally, if satisfied with the proposal, the Plan Commission should recommend approval to the Village Board with any specific conditions as may be necessary to address concerns voiced by the public, staff or Commission members.

**THIS WILL BE A RECOMMENDATION TO THE VILLAGE BOARD FOR THE JANUARY 9, 2012 VILLAGE BOARD MEETING.**

**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

### **BASIC INFORMATION**

Project Name	Greenfield PDD
Applicant	Keith Garot
Phone	920-337-9566
Consultant/ Engineer	Brad Rymer Mau & Associates (920) 434-9670
Parcel Size	14 acres
Existing Zoning	R-5 Rural Estate Residential
Proposed Zoning	PDD
Land Map Designation	Mixed Use

### **ADJACENT LAND/ZONING MATRIX**

Land Use		
North	Tavern, Ball field	B-2
South	Agriculture	A-1
East	Rural Single Family Res.	R-5
West	Agriculture, Rural Res.	A-1

### **BACKGROUND**

Landmark Real Estate is requesting PDD approval for a mixed use development on the 16 acres located at the southwest corner of Greenfield Avenue and Shawano Avenue. The first phase of development would be for 12 four-unit condominium buildings. Water is located in front of the property and sewer would need to be extended from the corner of Greenfield and Shawano. Future phases would include single-family homes and commercial. The site is bisected by a high tension power line that runs east and west. The units are 1,200 square feet in size. The applicant has indicated the price range will be from \$129,900 to \$149,900 per unit. Each unit will have a double stall garage and will be built on slabs. Basements are not being planned.

### **EXECUTIVE ANALYSIS**

1. **Zoning** The property is presently zoned Rural Estate Residential (R-5) and the proposed use would require a PDD.
2. **Setbacks** The applicant is proposing multiple units on the 16 acre parcel.
3. **Parking** The proposed use does not generate a need for additional parking on the property.
4. **Floodplain, Shoreland Zoning & Stormwater Management** N/A
5. **Land Division** A Certified Survey Map would need to be approved and recorded showing the proposed uses on separate lots. A proposed CSM is included in the application.
6. **Lighting** Standard home lighting is being proposed.
7. **Fire Protection** This property is currently served by the municipal water system and is located approximately .5 miles from the nearest fire station.

### **Plan Commission Considerations**

1. Minimum square footage requirements for the units (1,200 square feet.)
2. Variation of colors, materials, or façade.
3. Curb and gutter through the entire or portions of the parking and drive areas.
4. Basements for the structures
5. Landscape plan that includes focal features for properties (common area, gardens, decorative landscape islands, etc.)

### **ATTACHMENTS**

- I PDD Application
- II Preliminary Site Plan

**COPY EMAILED TO:** [brymer@mau-associates.com](mailto:brymer@mau-associates.com)



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: \_\_\_\_\_  
Initials: \_\_\_\_\_  
Application #: \_\_\_\_\_

**Applicant**

Name: Keith GAROT  
Address: 320 MAIN AVE DePERE WI 54115  
Phone: (920)-337-9566 Email: KEITHGAROT@XNEW.PR.COM

Business Name: LANDMARK REAL ESTATE & DEVELOPMENT  
PDD Site Address: 4001 SHAWANO AVENUE  
Landowner of Record: GAROT LAND DEVELOPMENT LLC  
Address: 320 MAIN AVE DePERE WI 54115  
Phone: (920)-337-9566 Email: KeithGarot@New.PR.COM

**Consultant(s)**

**Architect**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: ( ) - - - - - Email: \_\_\_\_\_

**Contractor/Engineer/SURVYOR**

Name: BRAD RYMER - MAU & ASSOCIATES  
Address: 400 SECURITY Blvd GREEN BAY WI 54313  
Phone: (920)-434-9670 Email: brymer@mau-associates.com

**Parcel/Building Information**

Lot Size: 13 Acres/Sq. Ft Current Zoning: R-5 Parcel #: VH - 61  
Lot Dimensions: 1000 x 1000± Does Current Zoning Permit Intended Use: NO  
Bldg. Sq. Footage: \_\_\_\_\_ Street Frontage: 2000±

**Describe Specifically the Nature of the Request:**

Rezone to PDD - see attached packet  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REQUIRED**

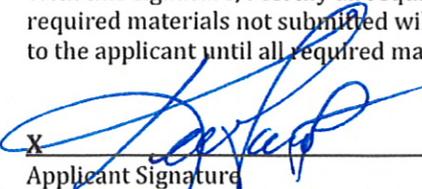
**(Check the Box to Signify Your Submittal of Listed Items)**

- Statement describing the general character of the proposed development.
- A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- Legal description of the proposed development 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
- An accurate topographical map showing elevation and contour data at two (2) foot intervals and extending one hundred (100) feet beyond exterior boundaries of site and also the following
  - Topographical map showing all public right-of-ways & existing buildings within the project area.
  - Size and capacities of all available utilities and high water elevations along rivers and bodies of water.
- Easements to the Village for common open space areas, roadways and other right-of-ways not dedicated to the public.
- Landscape plan including table depicting quantity, size and name of species.
- Lighting plan showing photometrics and a spec sheet of all fixtures used.
- Sign plan with dimensions of sign.
- An attachment stating the methods and hours of operation (if applicable).
- Full-color rendering of building facades and large samples of colors and building materials to be used on the project.
- Table showing square footage of proposed buildings along with proportions of buildings devoted to office, production, manufacturing, warehousing, etc. and proposed number of employees in each area.
- Evidence showing proposed project is economically feasible.
- Table showing the approximate costs of individual buildings and dates of construction.
- Copies of deed restrictions, sureties, performance bonds, conditions, provisions, requirements and/or limitations to ensure public safety, health and welfare.
- Ownership and tax liability of private open space reservations and right-of-ways.
- Implementation schedule with proposed commencement and completion dates.

Please refer to Section 17.18 of the *Howard Municipal Code of Ordinances* for additional information on Planned Development District requirements.

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

With this signature, I certify 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.

  
Applicant Signature

10-6-11  
Date

Please direct all questions to Dave Wiese at 434-4640 or [dwiese@villageofhoward.com](mailto:dwiese@villageofhoward.com)

**MAU & ASSOCIATES-LLP**

**LAND SURVEYING & PLANNING**

**CIVIL & WATER RESOURCE ENGINEERING**

**400 SECURITY BOULEVARD ♦ GREEN BAY, WI 54313 ♦ PHONE (920) 434-9670 ♦ FAX (920) 434-9672**

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Date: 10/27/11

Village of Howard Planning Department  
2456 Glendale Avenue  
Green Bay, WI 54313

Re: Application for Change of Zoning and Land Division by Certified Survey Map for Parcel VH-61.

Dear Planning and Board Members:

We are proposing to develop the Garot Land Development, LLC property located at 4001 Shawano Avenue. The property is situated in the Southeast corner of the intersection of Shawano Avenue and Greenfield Avenue. The property is approximately 13.0 acres and is currently zoned R-5 (Rural Estate). We are requesting a rezone of the property to Planned District Development to accommodate a mix of Business/ Commercial, Medium Density Residential and Single Family Residential usage.

- The Business/Commercial site will be located at the intersection of Shawano Avenue and Greenfield Drive and will be approximately 3.18 acres.
- The Medium Density Residential will comprise the majority of the site at approximately 8.97 acres. This portion will be made up of (12) 4 unit buildings with sufficient parking and green space to create a park-like setting. The calculations are further broken down on the attached site plan.
- The Single Family Residential portion will be approximately 0.85 acres (two future lots).

Please accept this information as a submittal for the next planning meeting. Please call with any questions or comments.

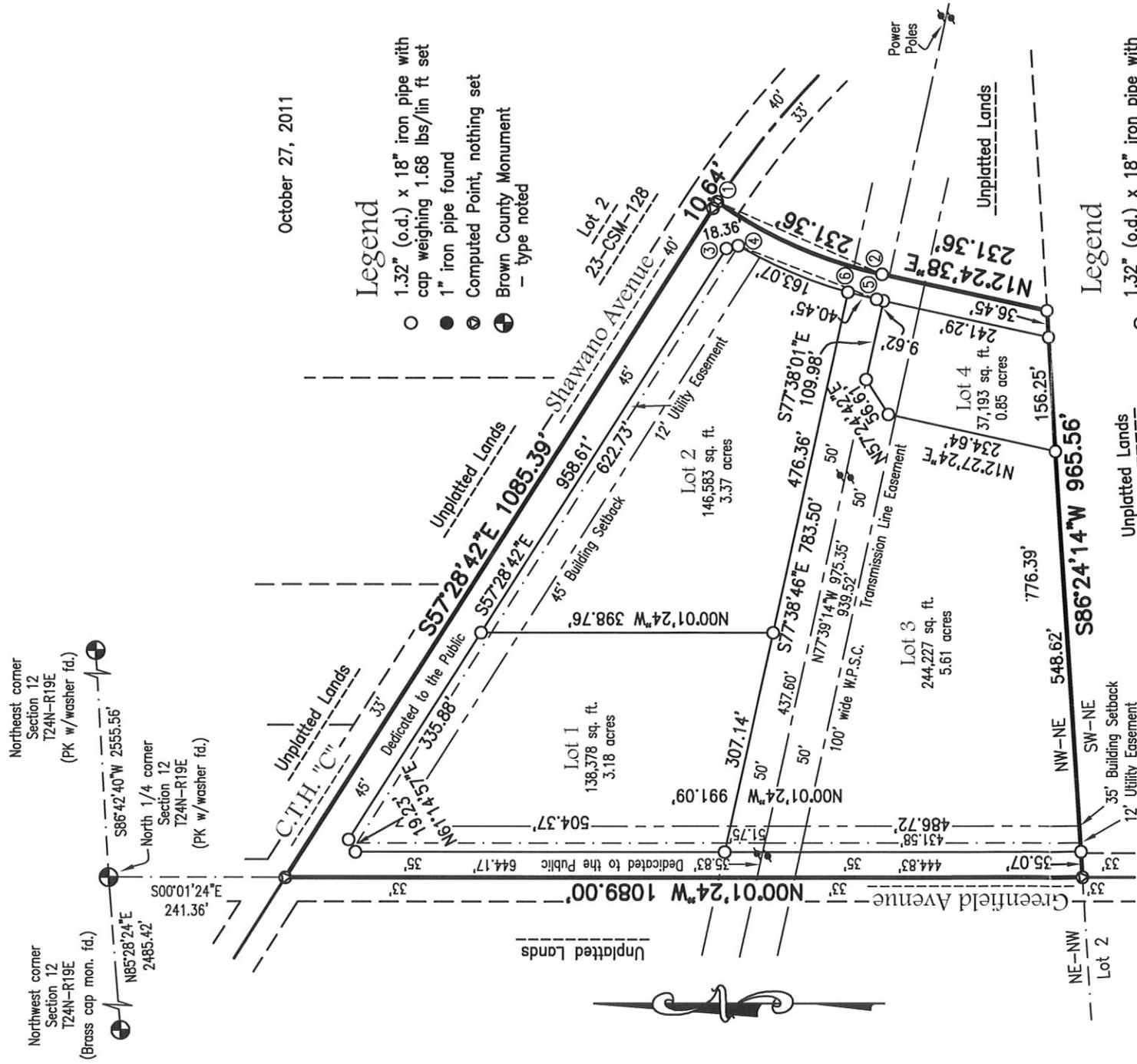
Brad Rymer



Mau & Associates

# ~Proposed~ Certified Survey Map

Part of the Northwest 1/4 of the Northeast 1/4 of Section 12, T24N-R19E,  
in the Village of Howard, Brown County, Wisconsin



- Legend**
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
  - 1" iron pipe found
  - ⊙ Computed Point, nothing set
  - ⊕ Brown County Monument
  - type noted

- Legend**
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
  - 1" iron pipe found
  - ⊕ Brown County Monument
  - type noted

Bearings referenced to the North line of  
the Northeast 1/4 of Section 12,  
T24N-R19E, assumed to be S86°42'40"W.

Client: Landmark Realty Drafted By: RJO File: L-15708 CSM 110808.dwg	Scale: 1" = 200' Tax Parcel Number VH-61
<b>Mau &amp; Associates</b> LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672	
Sheet One of One Project No.: L-15708 Drawing No.: L-7406	

# Site Plan

## ~ Shawano Avenue ~

Part of the Northwest 1/4 of the Northeast 1/4, Section 12, T24N-R19E, in the Village of Howard, Brown County, Wisconsin.



Project Calculations		
Total Project	13.00 acres	100.0% (100%)
Medium Density Residential	8.97 acres	69.0%
Green Space	6.32 acres*	70.4%
Buildings	1.11 acres	12.3%
Pavement	1.54 acres	17.3%
Pond	1.59 acres	17.7%
Units	48 units	
Density	5.4 units / acre	
Parking Stalls	72 stalls indoor / 72 outdoor	
Business/Commercial Site	3.17 acres	24.5%
Single Family-2 Lots	0.85 acres	6.5%

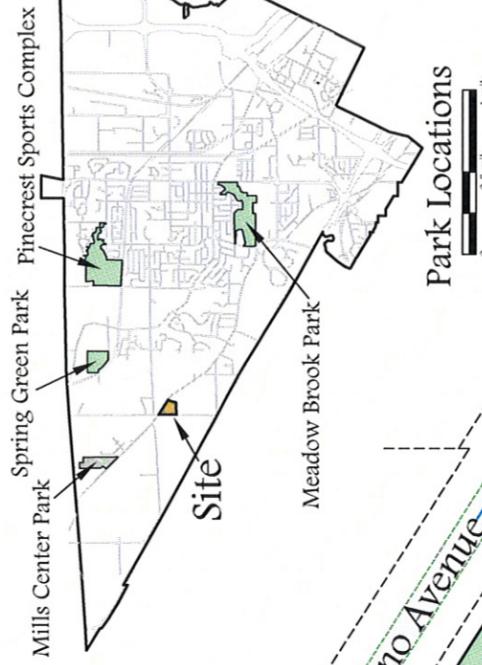
\* Includes pond area

### Utility Locations

Water - at the intersection of Greenfield Avenue and Shawano Avenue and also along the North line of Shawano Avenue (<100 feet from the site)

Sanitary Sewer - at the intersection of Greenfield Avenue and Evergreen Avenue with an 8" line stubbed to the South (<300' from the site)

Proposed Road with Roundabout Option



SCALE: 1" = 60'		PROJECT NO. L-15708	
TAX PARCEL NO. 17161	DRAWN BY: RJO	SHEET NO. 1 of 4	
L-15708PDD 101711.dwg		DRAWING NO. S-2041	
Site Plan		Landmark Realty	

UTILITY STATEMENT: Shows have been located from field survey information and existing as-built drawings. The surveyor does not warrant that the underground utilities shown are located as accurately as possible from the information they available. The surveyor has not physically located the utilities across the lot or any other unimproved easement or right-of-way. (CIRCULAR HOTLINE: 1-800-252-5011)

RELEASE OF THIS DOCUMENT: The client and/or recipient agrees to the full and complete release of the land from the liability of the original owner to the extent of any changes made to the original drawing by Mau & Associates.

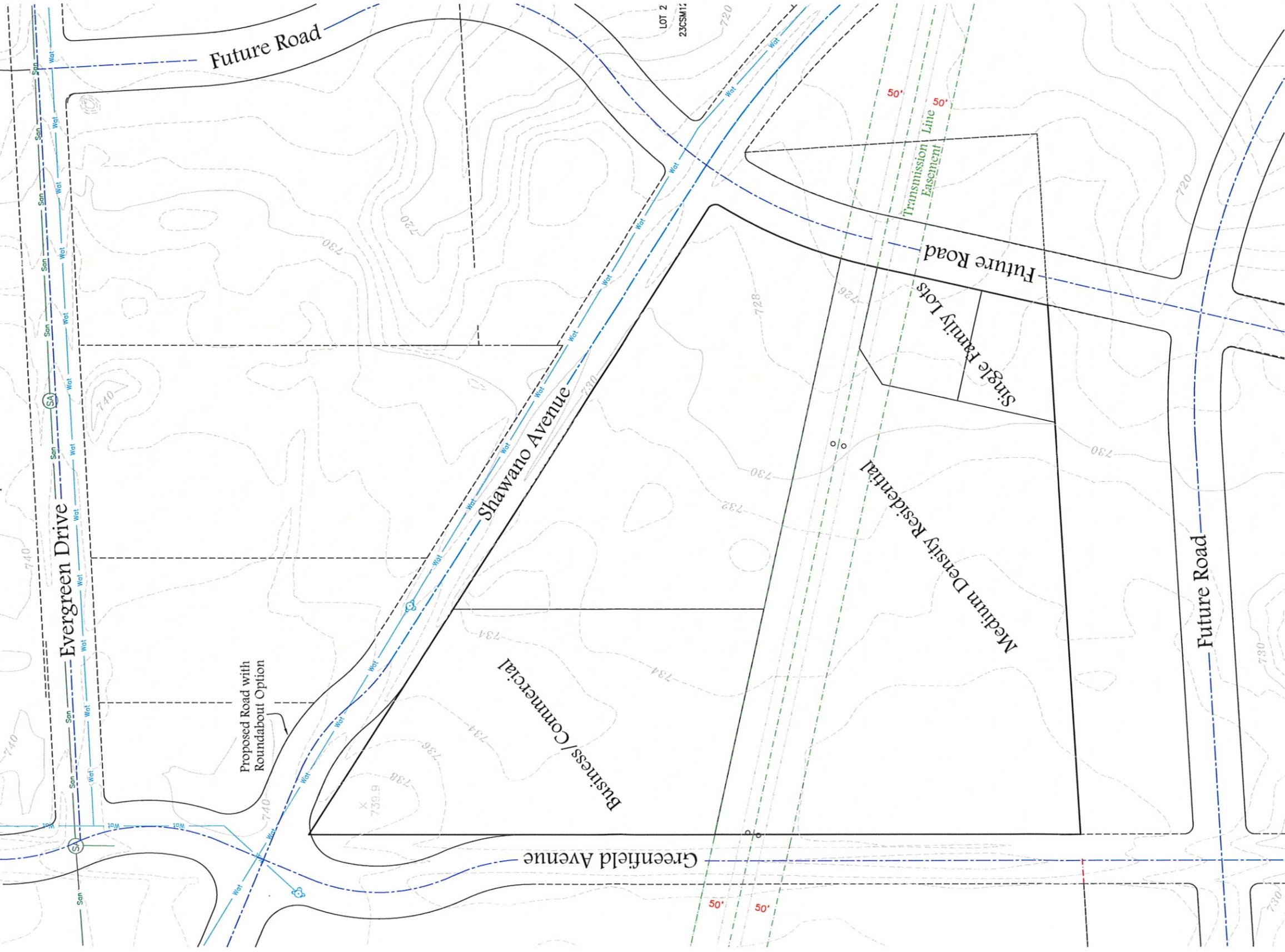
**Mau & Associates**  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 400 Security Boulevard • Green Bay, Wisconsin 54313  
 Phone: 920-434-9670 Fax: 920-434-9672

# Existing Topography

-Brown County 2 foot Interval Contours-



Graphic Scale



SCALE: 1" = 60'	DRAWN BY: RJO
TAX PARCEL NO. 17167	
L-15708PDD 10171.dwg	

PROJECT NO. L-15708	Existing Topography
SHEET NO. 2 of 4	Landmark Realty
DRAWING NO. S-2041	

**RELEASE OF THIS DOCUMENT**  
 The client and/or recipient agrees to the fullest extent possible that Mau & Associates, Inc. shall not be held liable for any errors or omissions in this drawing or any other information contained herein. This drawing is for informational purposes only and is not to be used for any other purpose without the written consent of Mau & Associates, Inc.

**UTILITY STATEMENT**  
 Mau & Associates, Inc. has been located from field survey information and existing utility drawings. The surveyor further does not warrant that the underground utilities shown are accurate or that they are located as shown. The information is provided for informational purposes only. The surveyor has not physically located the utilities. Mau & Associates, Inc. shall not be held liable for any errors or omissions in this drawing or any other information contained herein. This drawing is for informational purposes only and is not to be used for any other purpose without the written consent of Mau & Associates, Inc.

**Mau & Associates**  
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 CIVIL & WATER RESOURCE ENGINEERING  
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# Area Development Plan



- Single Family Residential
- Medium Density Residential
- High Density Residential
- Business/Commercial
- Regional Stormwater Facility

**Mau & Associates**  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 400 Security Boulevard • Green Bay, Wisconsin 54313  
 Phone: 920-434-9670 Fax: 920-434-9672

**UTILITY STATEMENT**  
 The underground utilities shown have been located from field survey information and existing architect drawings. The accuracy of the exact locations indicated, although we deem correct, can only be located as accurately as possible from the information provided. Except where shown, there are no visible underground utilities. Except where shown, there are no visible easements, encroachments or building line encroachments or right-of-way encroachments of any kind. The surveyor has been advised.

**DISCLAIMER**  
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**REUSE OF THIS DOCUMENT**  
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Area Development Plan  
**Landmark Realty**

SCALE: 1" =	DIGITAL FILE
24X PARCEL NO.	ADD
1/16" = 1'	
L-15708PDD 10/17/11.dwg	

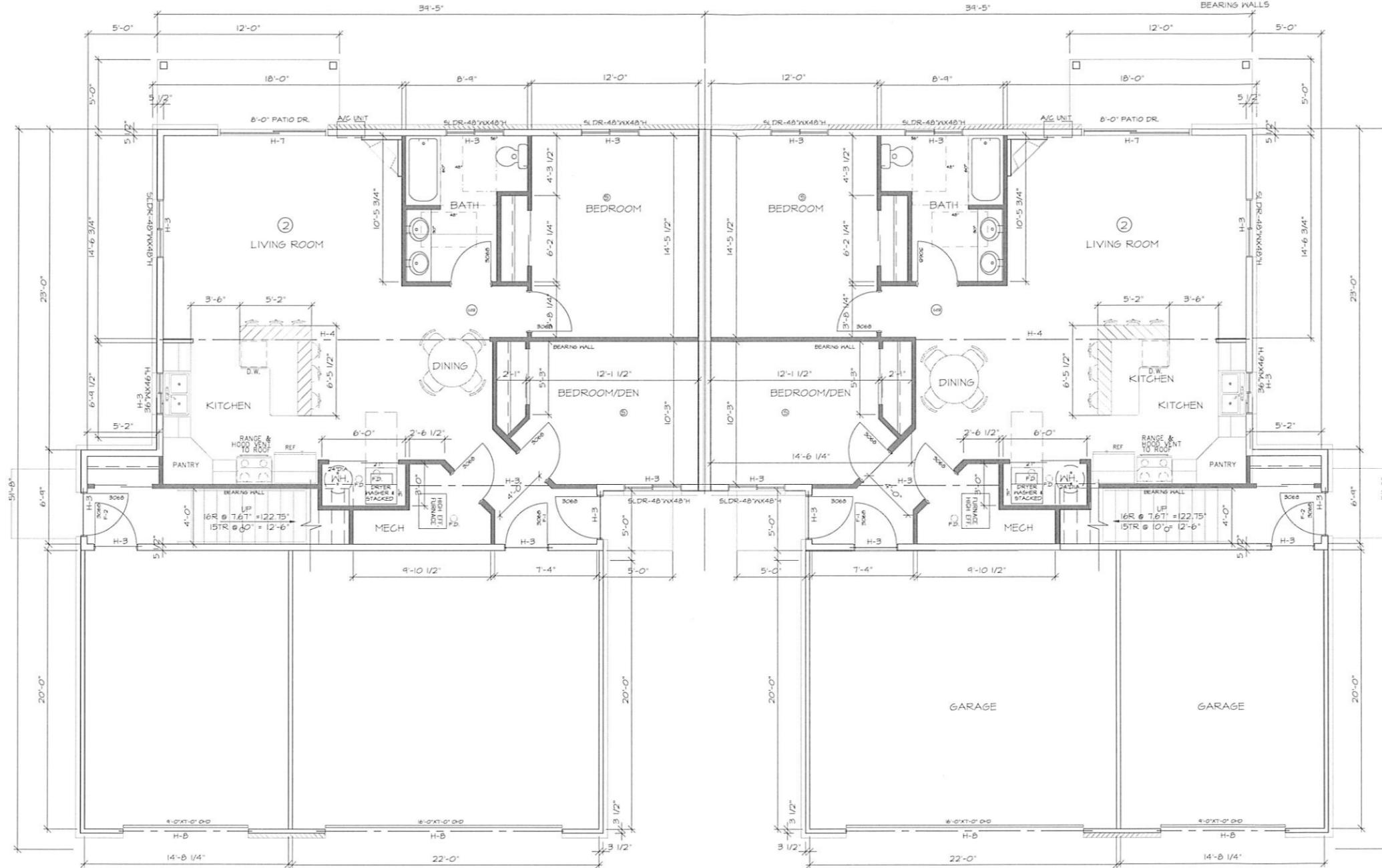
PROJECT NO.  
L-15708  
 SHEET NO.  
**3 of 4**  
 DRAWING NO.  
S-2041

**SYMBOLS**

- ⊕ EXIT LIGHT
- ⊙ SMOKE DETECTOR
- ⊖ MANUAL FIRE ALARM
- F-1 20 MIN. FIRE DOOR & FR. w/ CLOSER
- F-2 1 HR. FIRE DOOR & FR. w/ CLOSER

**MATERIALS**

- FACE BRICK
- 2x6 STUDS 16' o/c w/ 1/2" DRYWALL
- 1 HR. RATED WALL - 5/8" FIRECODE SHEETROCK EA. SIDE w/ 2x4 STUDS UL. DES U305- UNLESS NOTED
- 2x4 STUDS @ 16" o/c BEARING WALLS



HEADER SCHEDULE				
HEADER	SIZE	SHOULDER STUDS	KING STUDS	COMMENTS
H-1	(3) 2 x 10 SFF #12	(2) 2 x 6	(2) 2 x 6	2
H-2	(2) 2 x 6 SFF #12	(1) 2 x 4	(1) 2 x 4	2
H-3	(3) 2 x 8 SFF #12	(1) 2 x 6	(1) 2 x 6	2
H-4	(3) 1 3/4" x 11 1/8" LVL	(2) 2 x 4	(2) 2 x 4	2
H-5	SEE NOTE 4			
H-6	(2) 2 x 6	(1) 2 x 6	(1) 2 x 6	
H-7	(3) 2 x 8 LVL	(2) 2 x 6	(2) 2 x 6	
H-8	(2) 2 x 12 SFF #12	(1) 2 x 4	(1) 2 x 4	

**PLAN NOTES :**

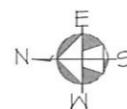
1. 1/2" GNB FASTENED TO ALL FRAMING w/ 5d NAILS @ 4" o/c. PROVIDE 2 x 6 BLOCKING BETWEEN STUDS AT ALL HORIZ. JOINTS IN GNB.
2. PROVIDE 2 x 6 STUD BELOW EACH TRUSS
3. STUDS SHALL BE MSR 16501 - 16E.
4. PROVIDE (4) 2 x 6 STUDS BELOW ROOF GIRDER TRUSS.
5. PROVIDE (2) 2 x 6 STUDS BELOW ROOF GIRDER TRUSS.
6. DESIGN FLOOR TRUSSES TO SUPPORT BEARING WALL ABOVE SECOND FLOOR.

**NOTES**

1. FASTEN HEADER TO KING STUD w/ (6) 16d END NAILS
2. FASTEN HEADER TO KING STUD w/ (4) 16d END NAILS
3. FASTEN HEADER TO KING STUD w/ (6) 16d END NAILS
4. TRUSS GIRDER TO BE DESIGNED BY TRUSS MANF. FOR FLUSH CEILING

**FIRST FLOOR PLAN**

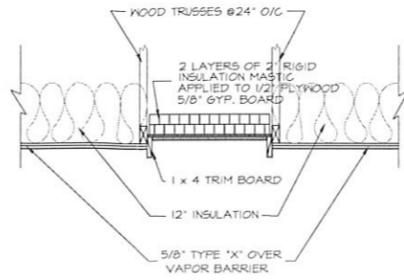
SCALE: 1/4" = 1'-0"



NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

DATE	-
FILE	-
JOB NO.	-
<b>BAY ARCHITECTS, L L C</b>	
801 PARKVIEW RD. GREEN BAY, WI 54304	PHONE: 920-331-8400 FAX: 920-331-8416

NOTE:  
ALL HEATING EQUIPMENT SHALL BE SEALED COMBUSTION DIRECT VENT.  
WATER HEATER SHALL BE ELECTRIC.  
TOILET ROOM FINISHES (ALL) SHALL BE IMPERVIOUS TO WATER.

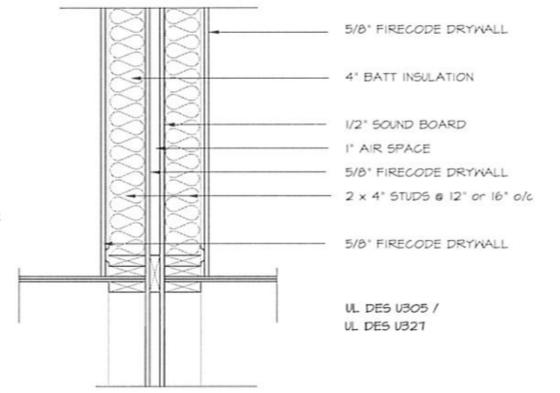
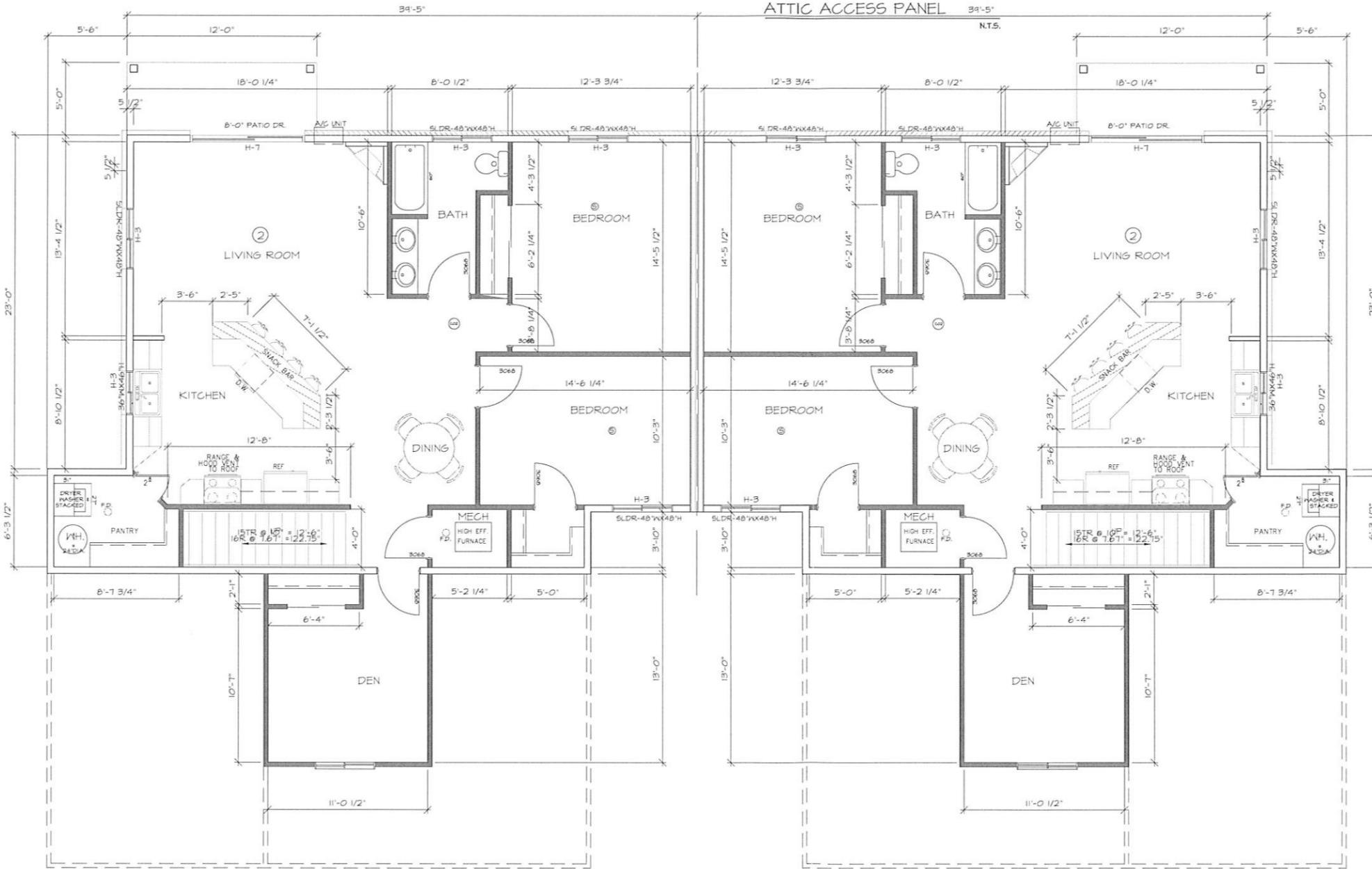


**SYMBOLS**

- ⊕ EXIT LIGHT
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**MATERIALS**

- FACE BRICK
- 2x6 STUDS 16" o/c w/ 1/2" DRYWALL
- 1 HR. RATED WALL - 5/8" FIRECODE SHEETROCK EA. SIDE w/ 2x4 STUDS U.L. DES U305- UNLESS NOTED
- 2x4 STUDS @ 16" o/c BEARING WALLS



PARTY WALL DETAIL

HEADER SCHEDULE				
HEADER	SIZE	SHOULDER STUDS	KING STUDS	COMMENTS
H-1	(3) 2 x 10 SFF #12	(2) 2 x 6	(2) 2 x 6	2
H-2	(2) 2 x 6 SFF #12	(1) 2 x 4	(1) 2 x 4	2
H-3	(3) 2 x 6 SFF #12	(1) 2 x 6	(1) 2 x 6	2
H-4	(3) 1 3/4" x 11 7/8" LVL	(2) 2 x 4	(2) 2 x 4	2
H-5	SEE NOTE 4			
H-6	(2) 2 x 6	(1) 2 x 6	(1) 2 x 6	
H-7	(3) 2 x 6 LVL	(2) 2 x 6	(2) 2 x 6	
H-8	(2) 2 x 12 SFF #12	(1) 2 x 4	(1) 2 x 4	

**PLAN NOTES :**

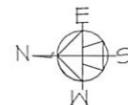
1. 1/2" GYB FASTENED TO ALL FRAMING w/ 5d NAILS @ 4" o/c. PROVIDE 2 x 6 BLOCKING BETWEEN STUDS AT ALL HORIZ. JOINTS IN GYB.
2. PROVIDE 2 x 6 STUD BELOW EACH TRUSS.
3. STUDS SHALL BE MSR 1650F - 1&E.
4. PROVIDE (4) 2 x 6 STUDS BELOW ROOF GIRDER TRUSS.
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3. FASTEN HEADER TO KING STUD w/ (6) 16d END NAILS
4. TRUSS GIRDER TO BE DESIGNED BY TRUSS MANF. FOR FLUSH CEILING

**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



NOTE:  
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

**BAY ARCHITECTS, L L C**

801 PARKVIEW RD.  
GREEN BAY, WI 54304

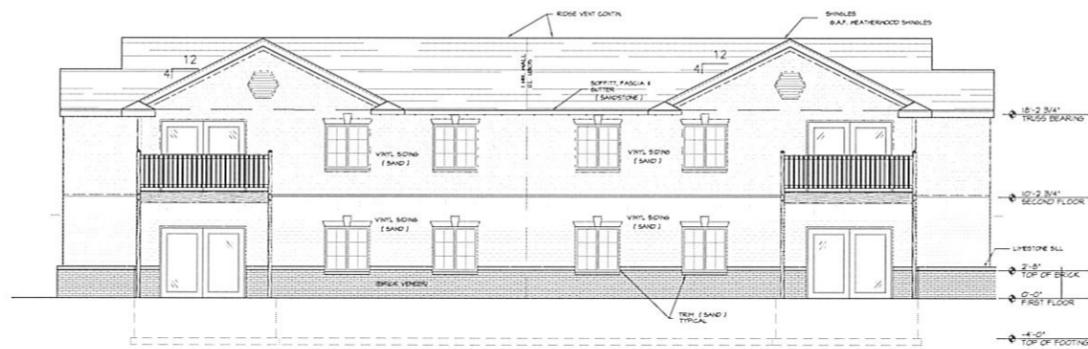
PHONE: 920-331-8400  
FAX: 920-331-8416

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FILE	-
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<b>4</b>	

2/11/2011 10:23:27 AM C:\working\BAY\_ARCHITECTS\Projects - Other\BayArchitects\2ndFloorPlan.dwg user: mch



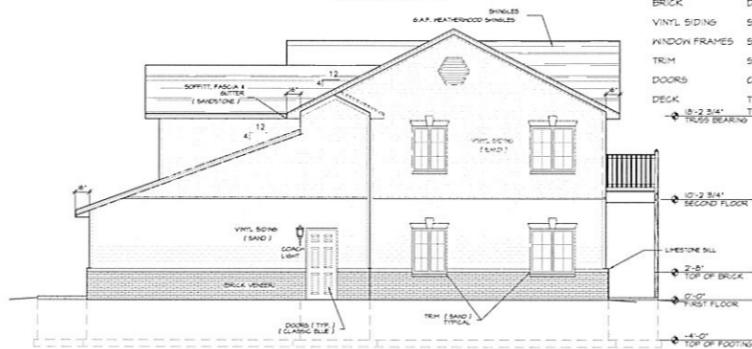
**FRONT ELEVATION**  
SCALE: 3/8"=1'-0"



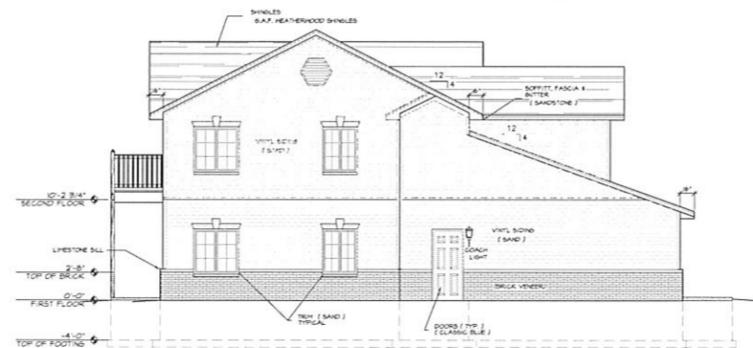
**REAR ELEVATION**  
SCALE: 3/8"=1'-0"

**BUILDING MATERIALS**

ROOF	G.A.F. WEATHERWOOD SHINGLES
BRICK	DETERMINED BY OWNER
VINYL SIDING	SAND
WINDOW FRAMES	SANDSTONE-VINYL
TRIM	SAND VINYL OR ALUMINUM
DOORS	CLASSIC BLUE - STEEL
DECK	TREATED LUMBER OR TREX-DECK



**SIDE ELEVATION**  
SCALE: 3/8"=1'-0"



**SIDE ELEVATION**  
SCALE: 3/8"=1'-0"

NOTE:  
ALTHOUGH EVERY  
EFFORT HAS BEEN MADE  
IN PREPARING THESE  
PLANS AND CHECKING  
THEM FOR ACCURACY,  
THE CONTRACTOR MUST  
CHECK ALL DETAILS &  
DIMENSIONS AND BE  
RESPONSIBLE FOR THE  
SAME

PROPOSED BUILDING  
LANDMARK REALTY

**BAY ARCHITECTS, L L C**

901 PARKVIEW RD.  
GREEN BAY, WI 54304

PHONE: 920-337-9400  
FAX: 920-337-9416

DATE -  
FILE -  
JOB NO. -

**5**