



Meeting Date: 3/21/11
Agenda Item: #10-11

Mission Statement
 Provide quality services in a modern, courteous and cost-efficient manner.

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre & Village Plan Commission

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

AGENDA ITEM: Review and take action on 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
THIS WILL BE A RECOMMENDATION TO THE VILLAGE BOARD FOR THE MARCH 28, 2011 VILLAGE BOARD MEETING.

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

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 the 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.

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

POLICY ALTERNATIVE(S)

The Plan Commission 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

BACKGROUND

The subject property is currently the site of 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. Their 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.

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.

RECOMMENDATION

After the public hearing is closed, the Plan Commission should review the applicant's request, including how the 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. Staff would recommend the following conditions of approval:

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.

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



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.



Applicant Signature

2/22/11
Date

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

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. Boc

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. Boc

SURVEYOR'S CERTIFICATE

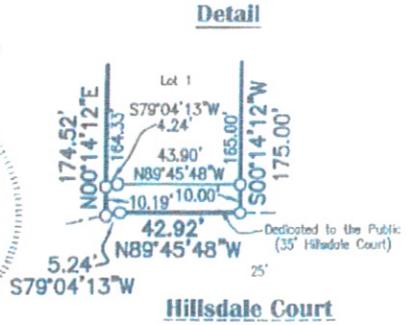
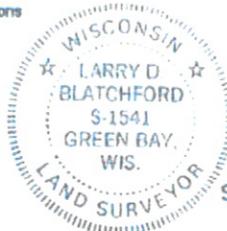
I, Larry D. Blatchford, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped part of Government Lot 13, Section 16, T24N-R20E, Village of Howard, Brown County, Wisconsin, more fully described as follows:

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 S85°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 N89°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 plot 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 plot 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.


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



Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	147.16	65.00	117.68	S85°37'47"E	129°42'54"	N00°46'20"W
2-3	45.06	65.00	44.16	N89°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.

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

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 ^{Company C} Athey and Bruce R. Athey, its Members, on this 29 day of November, 2005

[Signature]
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.

[Signature]
Notary Public Russell R. Ralston
Brown County, Wisconsin
My Commission Expires 12-2-07
STATE OF WISCONSIN }
COUNTY OF BROWN } SS



[Signature]
Member - Athey Land LLC

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.

[Signature]
Notary Public
Montcalm County, Michigan
STATE OF MICHIGAN }
COUNTY OF Montcalm } SS

My Commission Expires 6-10-2007



BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Plan Commission on this 28th day of November, 2005

[Signature]
Peter Schleinz
Senior Planner

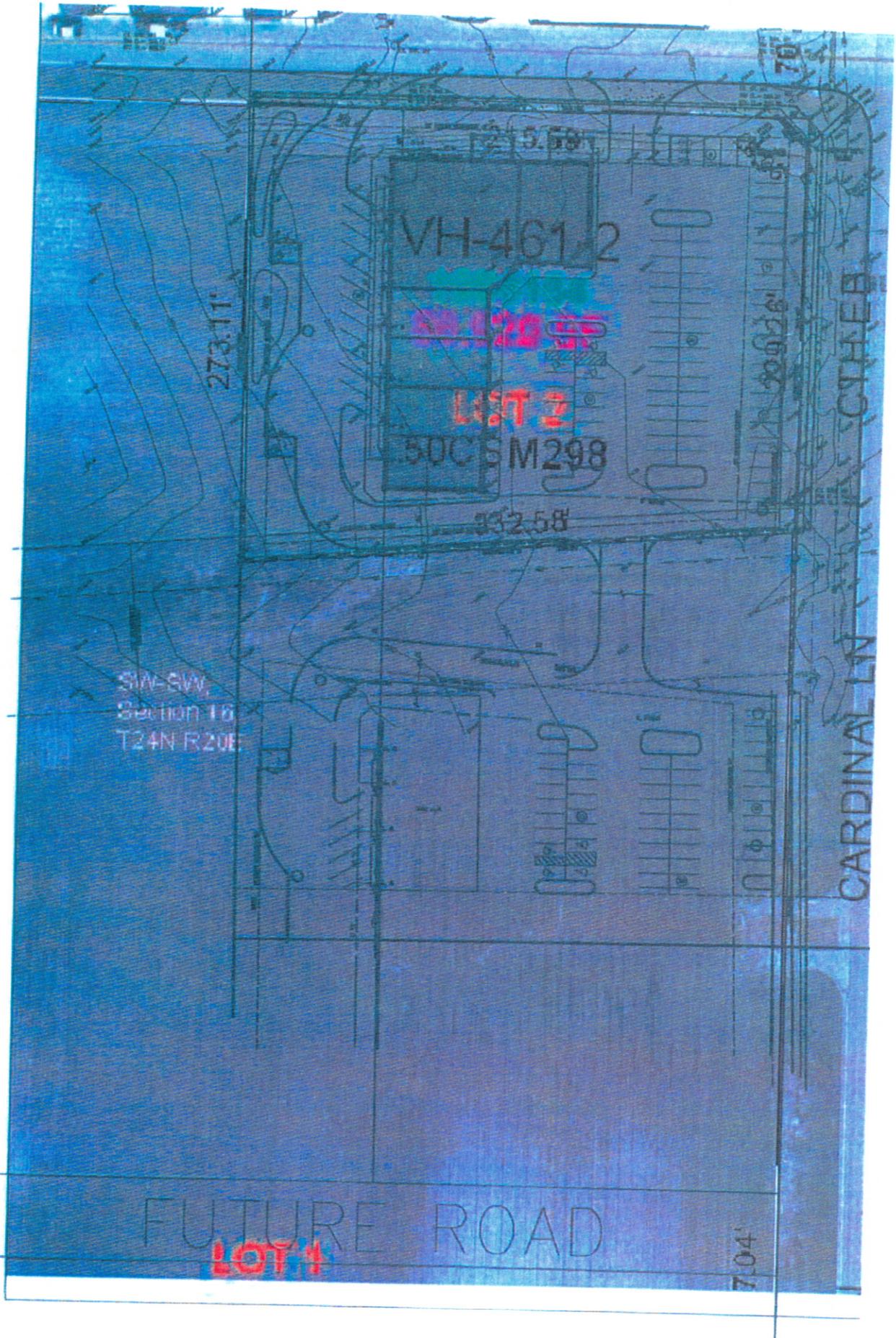
Office of the Registrar of Deeds
Brown County, Wisconsin
Received for Record 28th, 2005
at 2:40 o'clock P M and recorded as
Document # 2228152
Volume 50 of CSM's on Page 293
[Signature]
Cathy Williquette, Register of Deeds

CERTIFICATE FOR THE VILLAGE OF HOWARD

Approved for the Village of Howard this 28th day of NOVEMBER, 2005

[Signature]
Hugh Thomas
Village Administrator

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



273.11'

VH-461.2

LOT 2

50C SM 298

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.

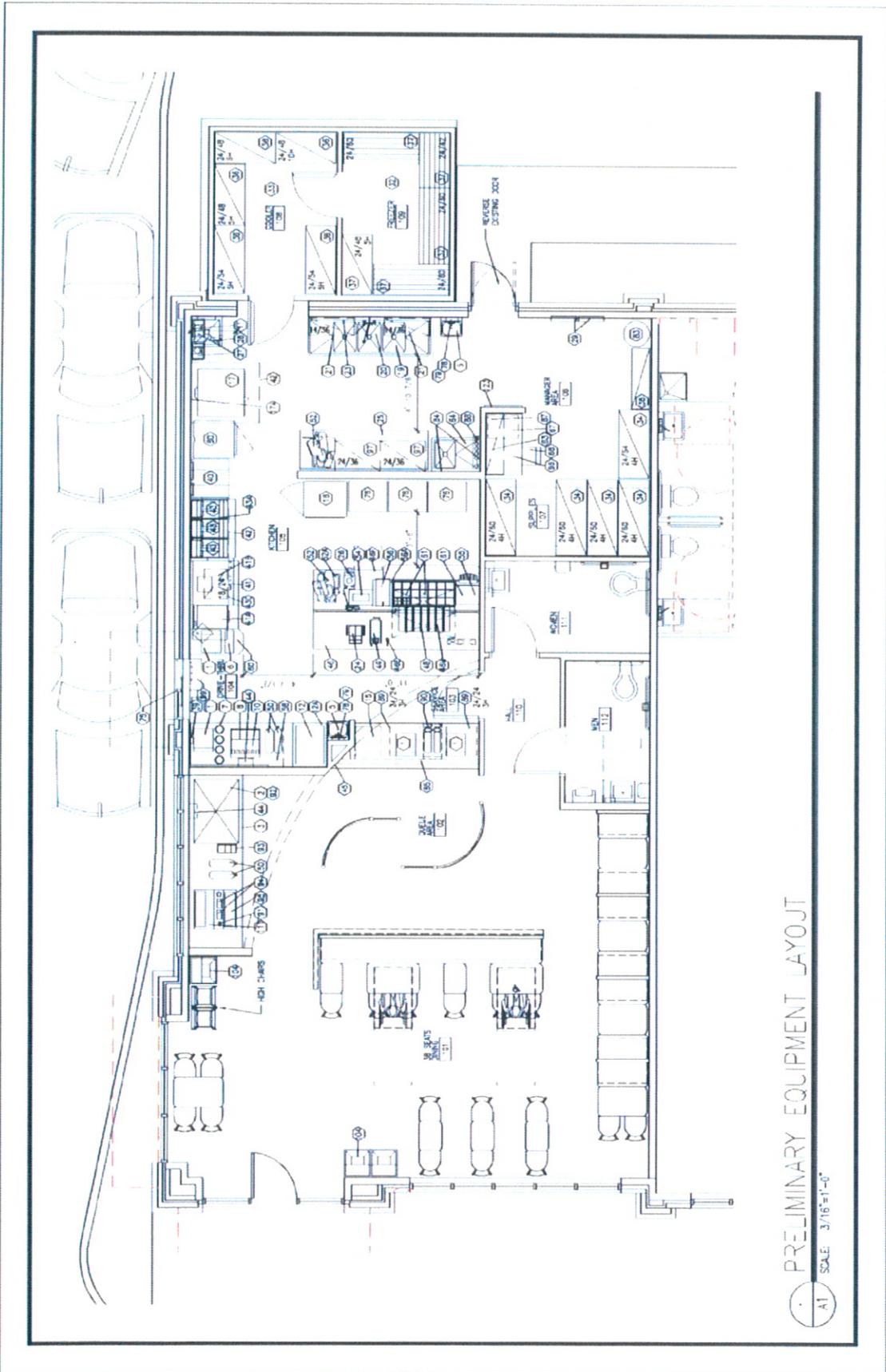
[Return to Search Results](#)

[Print Tips](#)

<p>Property Information</p> <p>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</p>	<p>Current Unofficial Valuation</p> <table border="1"> <thead> <tr> <th>Class</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>B - MERCANTILE</td> <td>1.995</td> <td>350,200.00</td> <td>1,114,800.00</td> <td>1,465,000.00</td> </tr> <tr> <td>All Classes</td> <td>1.995</td> <td>350,200.00</td> <td>1,114,800.00</td> <td>1,465,000.00</td> </tr> </tbody> </table> <p>Legal Acres: 1.995</p> <p>Values are not official until new tax bills are issued in December.</p> <p><small>Note: For a specific tax year valuation, select tax year from tax records available below.</small></p> <p><small>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.</small></p>	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
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												

<p>Mailing Address Information</p> <p>TC INVESTORS LLC 13975 VELD AV SUAMICO WI 54173-8343</p>	<p>Reference Document</p> <p>Document # 2229849</p>	<p>Available Maps</p> <p>View GIS Map</p>
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<p>Tax Records Available</p> <p>Tax Year</p> <p><input type="radio"/> 2007</p> <p><input type="radio"/> 2008</p> <p><input type="radio"/> 2009</p> <p><input checked="" type="radio"/> 2010</p> <p>View Tax Detail</p> <p><small>Tax Detail may take a few moments to appear</small></p>	<p>Tax Legal Description</p> <p>86,920 SQ FT LOT 2 OF 50 CSM 298 BNG PRT OF GOVT LOT 13 SEC 16 T24N R20E</p> <p><small>Note: May not be a full legal description</small></p> <p>View Comments/History</p>
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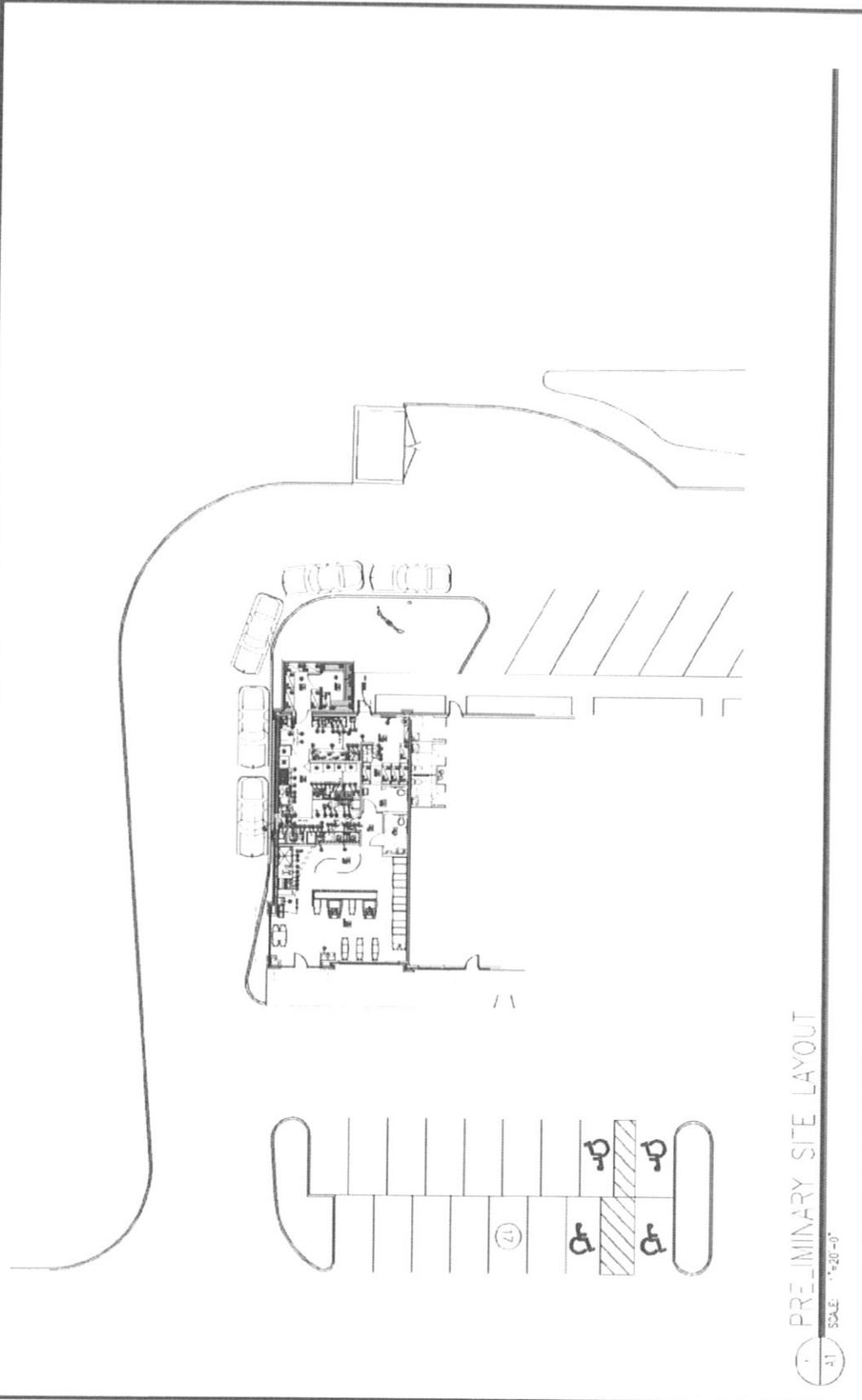
PRELIMINARY EQUIPMENT LAYOUT

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

A1

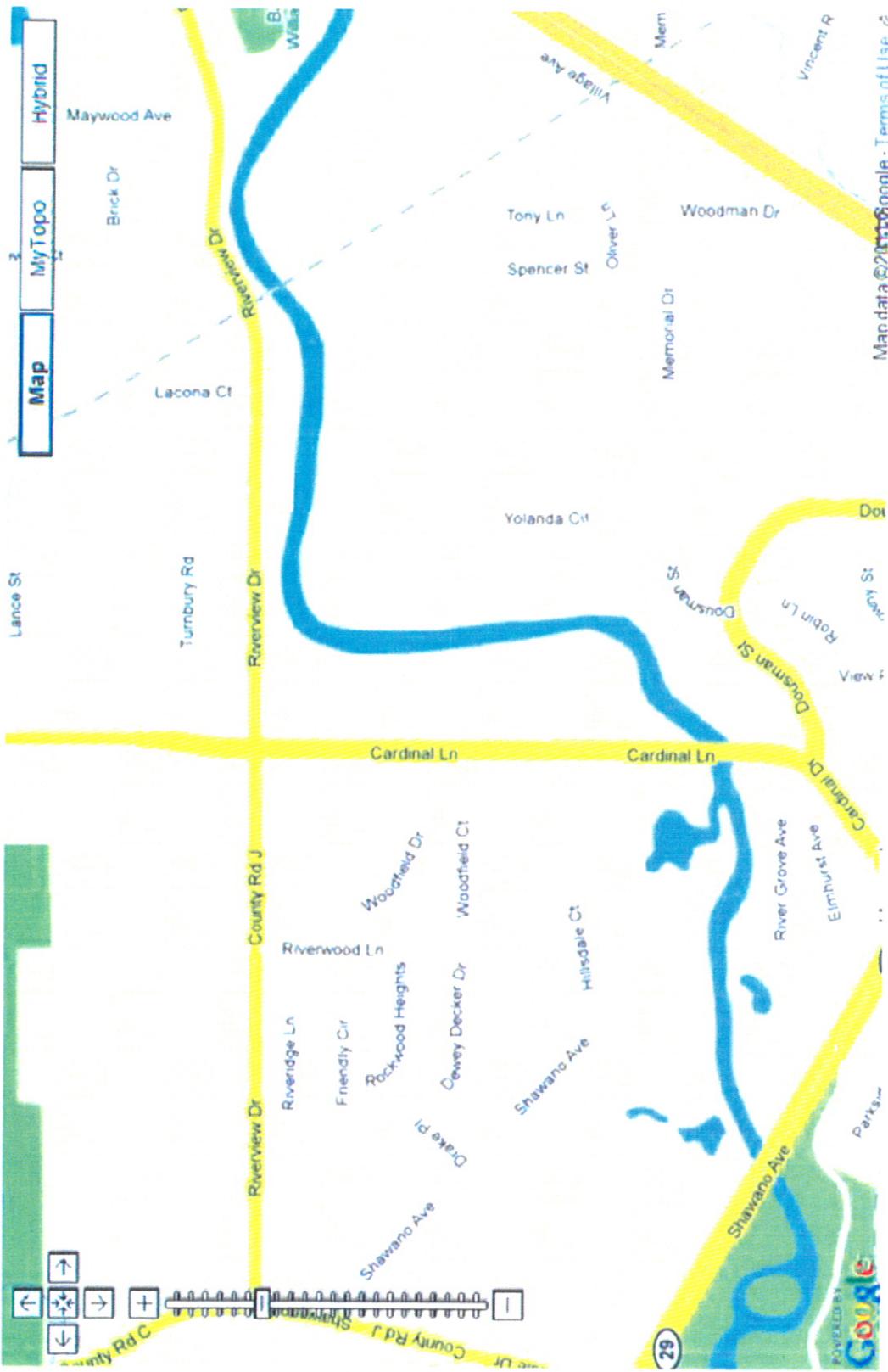


PRELIMINARY EQUIPMENT LAYOUT



PRELIMINARY SITE LAYOUT

17
SCALE: 1"=20'-0"



Map MyTopo Hybrid

Lance St

Maywood Ave

Brick Dr

Lacona Ct

Turnbury Rd

Riverview Dr

Riverview Dr

County Rd J

Riverwood Ln

Riveridge Ln

Friendly Cir

Rockwood Heights

Dewey Decker Dr

Drake Pl

Shawano Ave

Woodfield Dr

Woodfield Ct

Shawano Ave

Hillsdale Ct

Cardinal Ln

Cardinal Ln

Yolanda Ct

Tony Ln

Spencer St

Memorial Dr

Woodman Dr

Mem

Village Ave

Oliver U.S.

Vincent R

Cousman St

Dousman St

Robin Ln

View F

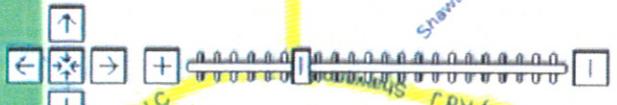
St Mary

Dot

River Grove Ave

Emurich Ave

Parits...



POWERED BY Google

Map data © 2016 Google - Terms of Use







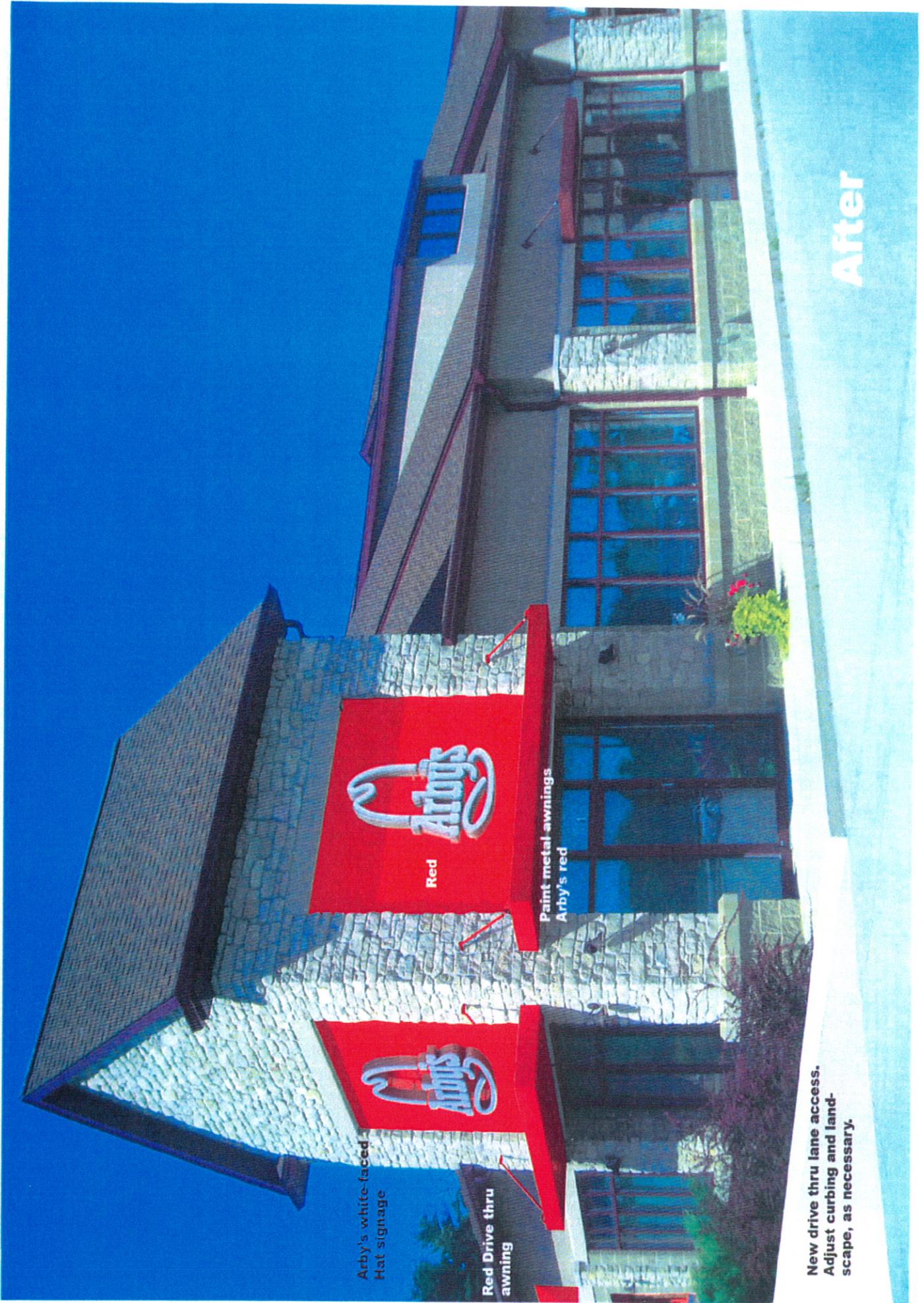
Arby's red-faced
Hat signage

Red Drive thru
awning

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 Drive thru
awning

Red

Paint metal awnings
Arby's red

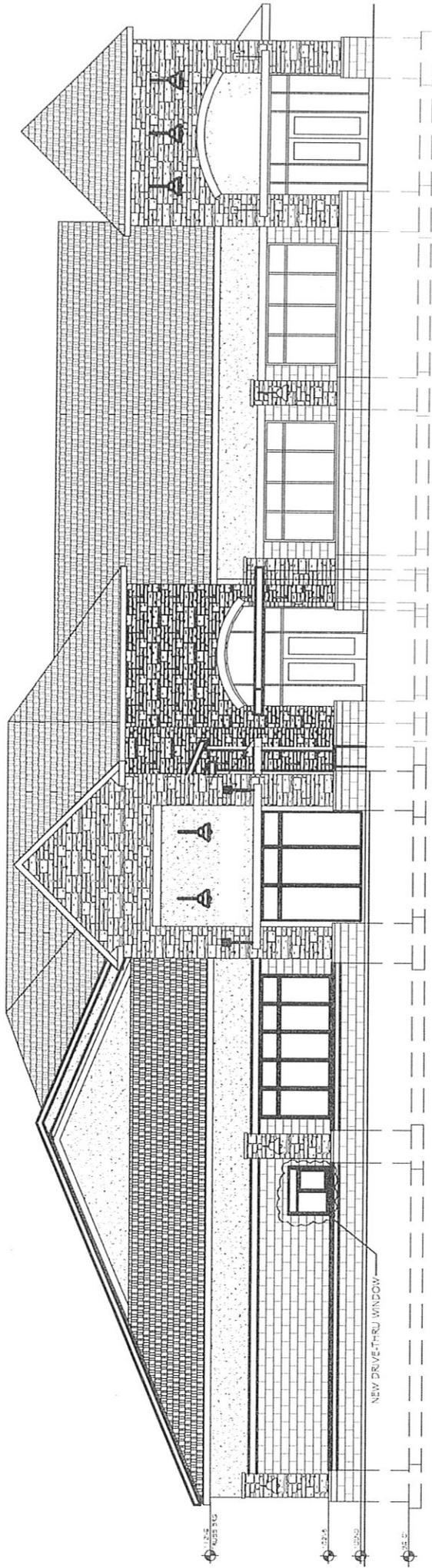
New drive thru lane access.
Adjust curbing and land-
scape, as necessary.

After

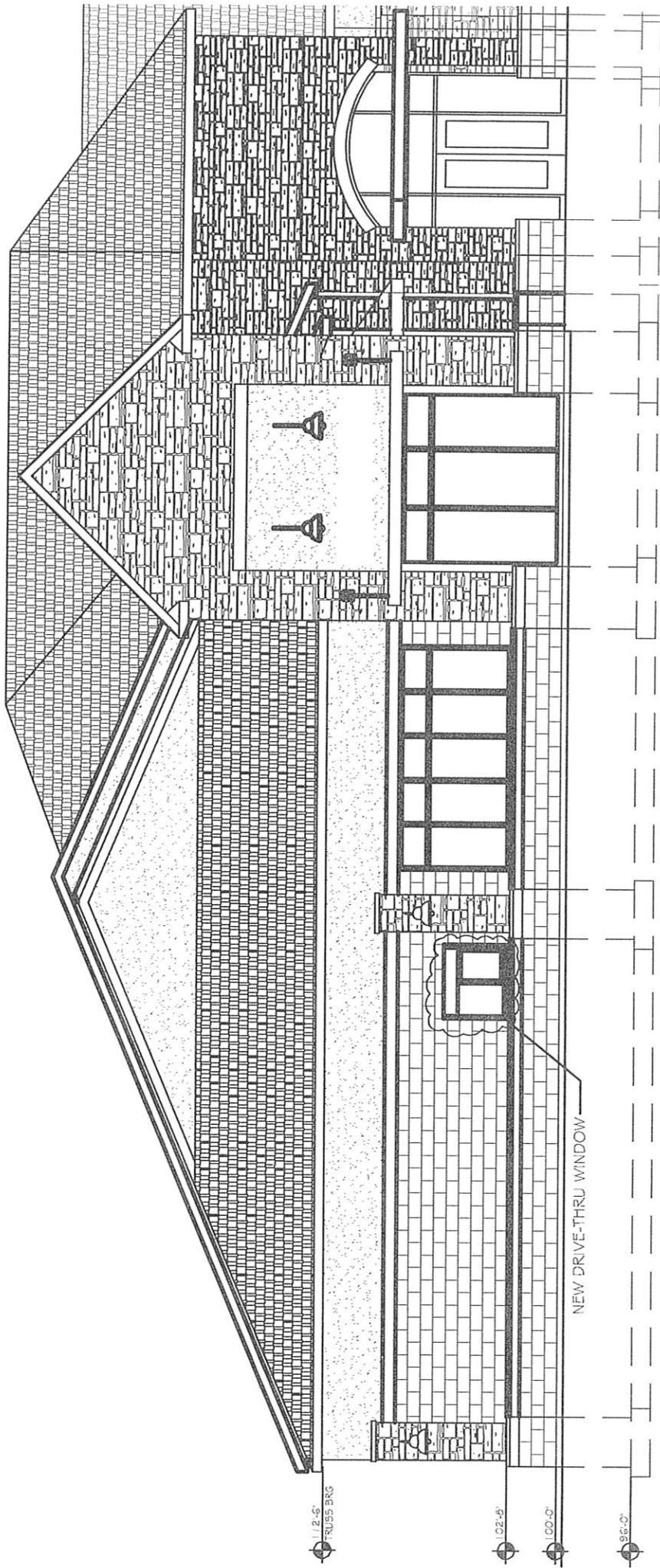


List of answers by Arby's Restaurant for The Village of Howard

- 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.**



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



SOUTH ELEVATION

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

Item #2

Arby's Drive Thru Menu Board



Arby's Restaurants Interior Décor Examples
Beaver Dam, WI



Minocqua, WI

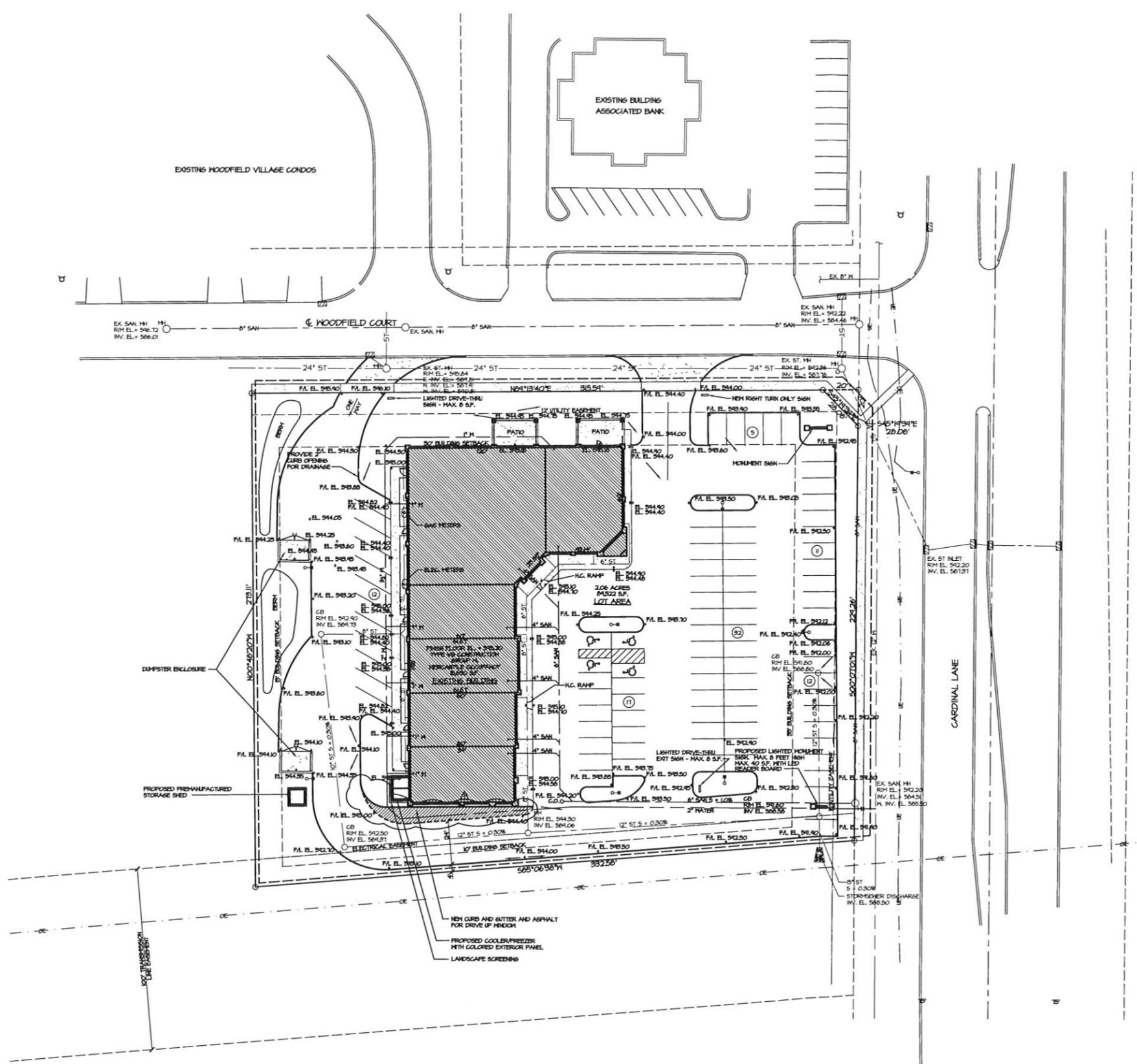


Whitehall, MI



Fort Meyers, FL





- LEGEND**
- ◆ SOL BORING
 - ◊ BENCH MARK
 - 54" REBAR FOUND
 - 1" X 24" IRON PIPE SET NT. 160 LBS./LIN. FT.
 - 1" IRON PIPE FOUND
 - △ PK. NAIL SET
 - △ RECORDED AS
 - HANNOLE
 - CATCH BASIN
 - MONITORING WELL
 - POWER POLE
 - LIGHT POLE
 - FIRE HYDRANT
 - WATER VALVE
 - POST INDICATOR VALVE
 - DIRECTION OF SURFACE RUNOFF
 - STORM SEWER OUTLET
 - CULVERT PIPE
 - INLET
 - TELEPHONE FERRISAL
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND NATURAL GAS LINE
 - WATER MAIN
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - STORM SEWER
 - SANITARY SEWER
 - DITCH LINE
 - FENCE
 - RAILROAD
 - GAS METER
 - 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 6480 S.F.) / 80 = 81 STALLS
PARKING STALLS SHOWN = 81 STALLS (INCL. 4 H.C. STALLS)

LOT AREA = 64822 S.F.
GREEN AREA = 20,281 S.F. = 22.48

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

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

SITE PLAN
 SCALE: 1" = 30'



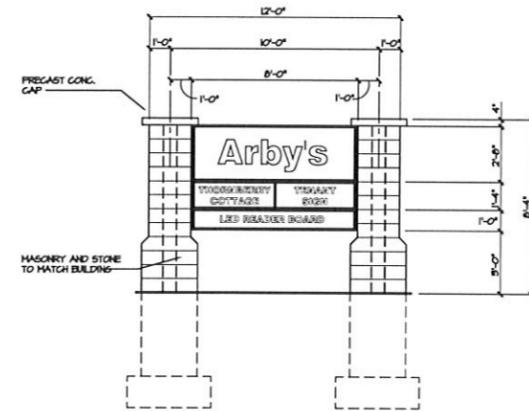
PROJECT: PROPOSED THORNBERRY - ARBY'S TC INVESTORS		DATE: 3-15-11 SHEET: 1 PROJECT NUMBER: 7266
LOCATION: CARDINAL LANE VILLAGE OF HOWARD, WISCONSIN		DRAWN BY: KMM CHECKED BY:
DESCRIPTION: SITE PLAN		DATE: 3-15-11 SHEET: 1 PROJECT NUMBER: 7266
REV. NO. 1 DESCRIPTION: REMOVE EXISTING PAVED DRIVE AND REBAR TO BE REPAVED.	DATE: 3-15-11 BY: CLT	DATE: 3-15-11 DESCRIPTION:
REV. NO. 2 DESCRIPTION:	DATE:	DESCRIPTION:
REV. NO. 3 DESCRIPTION:	DATE:	DESCRIPTION:
REV. NO. 4 DESCRIPTION:	DATE:	DESCRIPTION:
REV. NO. 5 DESCRIPTION:	DATE:	DESCRIPTION:

2718 NORTH WISSE ST.
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 AND LAND SURVEYORS



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



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

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APPLETON, WI 54911
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REV. NO.	DESCRIPTION	DATE	BY

PROJECT: PROPOSED THORNBERY - ARBY'S
TC INVESTORS
LOCATION: CARDINAL LANE
VILLAGE OF HOWARD, WISCONSIN
DESCRIPTION: ELEVATIONS

DRAWN BY: MJS
CHECKED BY:
DATE: 9-15-11
SHEET: 1
PROJECT NUMBER: 7266