

**AGENDA**  
**CITY OF STURGEON BAY**  
**INDUSTRIAL PARK DEVELOPMENT REVIEW TEAM**  
Friday, July 18, 2014  
12:00 Noon  
Community Room, City Hall  
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 20, 2013.
4. Consideration of: Proposed building for Pro Products, Inc., located at 1450 S. Neenah Ave.
5. Adjourn.

*NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.*

IPDRT Members:

Jerry Stults  
Bill Murrock  
Sandy Hurley  
Bill Chaudoir, Alternate

7/15/14  
11:00 a.m.  
CN

## Industrial Park Development Review Team

Wednesday, November 20, 2013

A meeting of the Industrial Park Development Review Team was called to order at noon by Chairperson Ed Ireland in Community Room, City Hall, 421 Michigan Street.

**Roll call:** Members Ed Ireland, William Murrock, and Alternate Bill Chaudoir were present. Also present were Pro-Products representatives Steven Hurley and Sandy Hurley, Our own Construction representative Duane Magnin, City Administrator Steve McNeil, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

**Adoption of Agenda:** Moved by Mr. Murrock, seconded by Mr. Chaudoir to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 9, 2013.
4. Consideration of: Proposed addition for Pro-Products, Inc., located at 918 S. Lansing Ave.
5. Adjourn.

Carried.

**Approval of minutes from October 9, 2013:** Moved by Mr. Chaudoir, seconded by Mr. Murrock to approve the minutes from October 9, 2013. Carried.

**Consideration of: Proposed addition for Pro-Products, Inc., located at 918 S. Lansing Ave.:** Mr. Hurley presented the proposed plans for a 50' x 125' addition to Pro-Products. The addition will also include a second loading dock to have more flexibility as far as shipping and receiving functions. Seven parking stalls will be added.

Mr. Olejniczak reported that the stormwater management, designed by Baudhuin, Inc., has been properly engineered and approved by the City.

Mr. Hurley stated the pond located at the northwest corner is not intended to be a wet pond. There will be three trees planted by the pond and one by the front of the building to meet the landscaping requirements.

In regard to the parking, Mr. Olejniczak stated that paving up to the street right-of-way line would ensure double tier parking against the building and parking against the street. A variance is needed for the parking area to be located up to the street right-of-way and will be going to the ZBA on the 25<sup>th</sup>. The minimum setback in the Industrial Park is 10' from the street right-of-way. There would be room to plant trees in the right-of-way, but is problematic being there are wires above that area.

Mr. Hurley said the paving will go to the edge of the building and continue with gravel in the fire lane.

Mr. Magnin stated that the addition will be the same construction, height, width, and color as the existing building. The water will be caught from the gutter and piped to the storm chamber system at the north end of the building. The loading dock will be located in front, with a service door in back of the proposed addition.

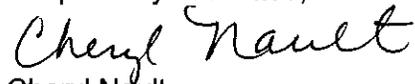
Mr. Chaudoir referred to a letter from Alderman Wiesner, who mentioned that a few of the neighboring residents on Lansing Avenue would like parking issues, where snow will be stored,

and additional vegetation around the dumpster be addressed. Another letter from Leanne Schartner, 944 S. Lansing Avenue, was also received who had the same concerns. Mr. Chaudoir suggested planting trees along the street right-of-way instead of having three trees around the pond, as long as it would not interfere with wires or snow plowing. That would help address the noise issue.

After further discussion, it was moved by Mr. Chaudoir, seconded by Mr. Murrock to approve the proposed addition, subject to Mr. Olejniczak working with Pro-Products to investigate the feasibility of relocating one or two trees shown by the pond into the treelawn area to address the screening and noise issue. All ayes. Carried. Mr. Olejniczak will confer with the City Forester.

**Adjourn.** Moved by Mr. Chaudoir, seconded Mr. Murrock to adjourn. Carried. Meeting adjourned at 12:24 p.m.

Respectfully submitted,



Cheryl Nault

Community Development Secretary

**General Specifications**

The building site shall be graded to provide drainage away from the building. All exterior walls shall be finished to the satisfaction of the architect. The foundation shall not be placed prior to the construction of the walls up to the depth of 24 inches below the footing. The proposed soil-bearing value for footing design is 3,000 P.S.F. Design axes shall be obtained from the following:  
 Streets to be a minimum of 3.00' (3' 0") clear for walk and footings.  
 Streets shall not exceed 4' below 1.00' (1' 0") for footings.  
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Concrete shall meet the requirements of the "Standard Specification" for Structural Concrete (ASTM A-415). The reinforcement shall not be placed and used in concrete until the concrete has attained a minimum of 75% of its ultimate dry strength. The reinforcement shall be provided by proper lapping of concrete. When concrete is required to be placed in a trench, it shall be 1.00' (1' 0") or more, and the form shall be 1.00' (1' 0") or more.

Steel reinforcement shall meet the requirements of the "Standard Specification" for Structural Steel (ASTM A-36). The reinforcement shall not be placed and used in concrete until the concrete has attained a minimum of 75% of its ultimate dry strength. The reinforcement shall be provided by proper lapping of concrete. When concrete is required to be placed in a trench, it shall be 1.00' (1' 0") or more, and the form shall be 1.00' (1' 0") or more.

Plumbing shall be installed in accordance with the Wisconsin Plumbing Code. The building shall be installed in accordance with the Wisconsin Plumbing Code. The building shall be installed in accordance with the Wisconsin Plumbing Code.

Electrical work shall be installed in accordance with the Wisconsin Electrical Code. The building shall be installed in accordance with the Wisconsin Electrical Code. The building shall be installed in accordance with the Wisconsin Electrical Code.

Fire protection shall be installed in accordance with the Wisconsin Fire Code. The building shall be installed in accordance with the Wisconsin Fire Code. The building shall be installed in accordance with the Wisconsin Fire Code.

Foundation shall be installed in accordance with the Wisconsin Foundation Code. The building shall be installed in accordance with the Wisconsin Foundation Code. The building shall be installed in accordance with the Wisconsin Foundation Code.

Roofing shall be installed in accordance with the Wisconsin Roofing Code. The building shall be installed in accordance with the Wisconsin Roofing Code. The building shall be installed in accordance with the Wisconsin Roofing Code.

Exterior finish shall be installed in accordance with the Wisconsin Exterior Finish Code. The building shall be installed in accordance with the Wisconsin Exterior Finish Code. The building shall be installed in accordance with the Wisconsin Exterior Finish Code.

Interior finish shall be installed in accordance with the Wisconsin Interior Finish Code. The building shall be installed in accordance with the Wisconsin Interior Finish Code. The building shall be installed in accordance with the Wisconsin Interior Finish Code.

Sanitary shall be installed in accordance with the Wisconsin Sanitary Code. The building shall be installed in accordance with the Wisconsin Sanitary Code. The building shall be installed in accordance with the Wisconsin Sanitary Code.

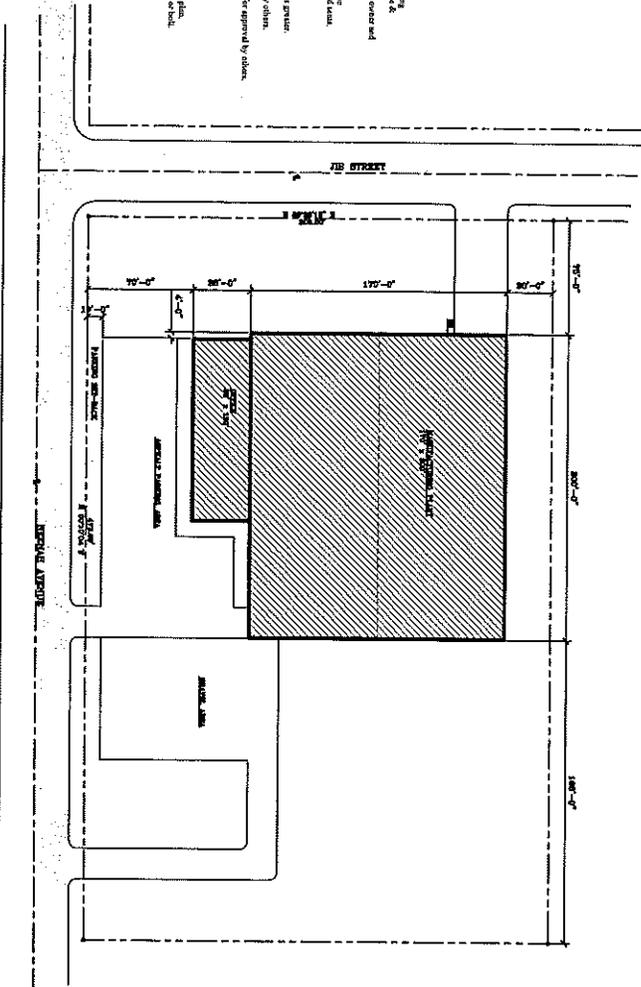
Other shall be installed in accordance with the Wisconsin Other Code. The building shall be installed in accordance with the Wisconsin Other Code. The building shall be installed in accordance with the Wisconsin Other Code.

General shall be installed in accordance with the Wisconsin General Code. The building shall be installed in accordance with the Wisconsin General Code. The building shall be installed in accordance with the Wisconsin General Code.

**PROJECT FOR PRO PRODUCTS, INC.**

818 NORTH LANSING AVE. WISCONSIN BAIT WISCONSIN PLANS  
 NOTE: FOR PRODUCTION OF A BUILDING FROM THESE PROVISIONS  
 METAL PLANS & METAL CONNECTIONS

SHEET INDEX	
1 of 6	SITE PLAN & GEN. NOTES
2 of 6	FLOOR PLAN & ADA DETAILS
3 of 6	FOUNDATION PLAN, DETAILS & SCHEDULE
4 of 6	BUILDING ELEVATIONS
5 of 6	BUILDING SECTIONS & DETAILS

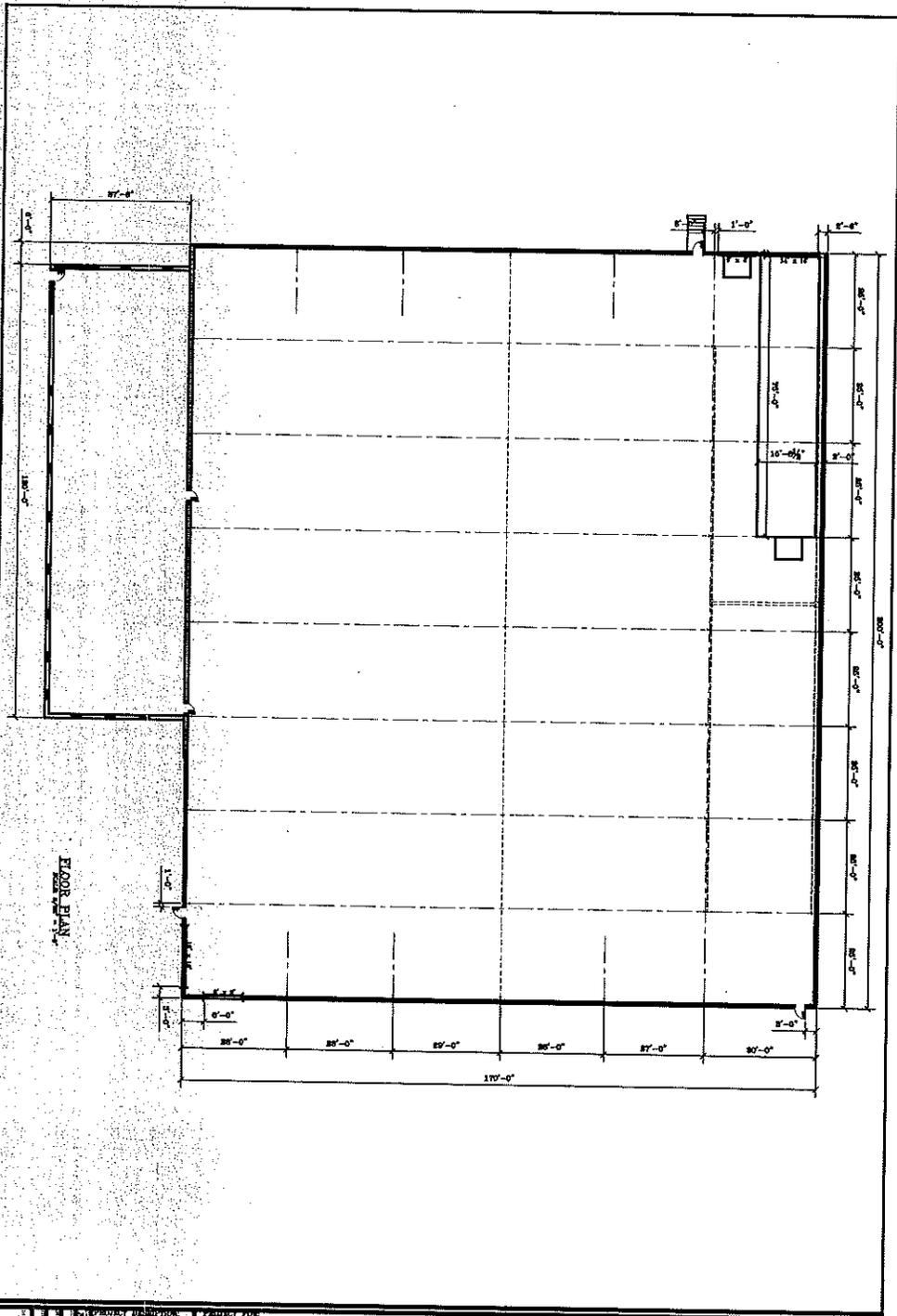


**LEGEND**

1	EXISTING BUILDING
2	PROPOSED BUILDING
3	PROPOSED DRIVE
4	PROPOSED SIDEWALK
5	PROPOSED PARKING SPACES
6	PROPOSED DRIVE
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50	PROPOSED DRIVE

**SITE PLAN**

<p>PRO PRODUCTS INC.                  818 NORTH LANSING AVENUE                  WISCONSIN BAIT, WISCONSIN 54600                  920-745-8961</p>	<p>OUROWN CONSTRUCTION CORPORATION                  General Contractor / Varco-Pruden Buildings                  6860 Meadowbrook Rd., Lena, WI 54139 (920) 829-6002</p>
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2	PROJECT DESCRIPTION	PROJECT JOB
	PRO PRODUCTS INC. 818 NORTH LAMING AVENUE MILWAUKEE, WISCONSIN 53206 414-743-5061	OUIROWN CONSTRUCTION CORPORATION General Contractor/ Varco-Pruden Buildings 8550 Meadowbrook Rd. Lena, WI 54150 (920) 829-6008



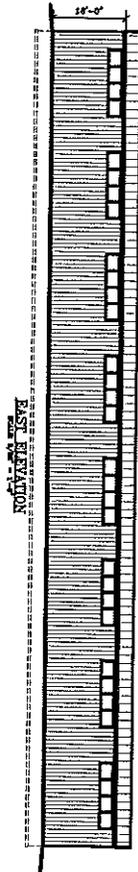
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PROJECT DESCRIPTION	PROJECT NO.
110' x 18' x 14' OFFICE	
PAINT DESCRIPTION	
ELEVATIONS	
4	

**PRO PRODUCTS INC.**  
 815 NORTH LAYTON AVENUE  
 STURGEON BAY, WISCONSIN 54886  
 920-749-9021

**OUROWN CONSTRUCTION CORPORATION**  
 General Contractor/ Varco-Pruden Buildings  
 6800 Meadowbrook Rd. Lena, WI 54130 (920) 829-6002



