AGENDA
CITY OF STURGEON BAY
INDUSTRIAL PARK DEVELOPMENT REVIEW TEAM
Wednesday, October 15, 2014
12:00 Noon
Council Chambers, City Hall
421 Michigan Street

1. Roll call.

2. Adoption of agenda.

3. Approval of minutes from July 18, 2014.

4. Consideration of: Proposed addition for Key Industrial Plastics, 228 E. Keel Ct.

5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

IPDRT Members:
Jerry Stults
Bill Murrock
Sandy Hurley
Bill Chaudoir, Alternate

10/10/14
10:30 a.m.
CN

Industrial Park Development Review Team
Friday, July 18, 2014

A meeting of the Industrial Park Development Review Team was called to order at 12:02 p.m. by Acting Chairperson William Murrock in Community Room, City Hall, 421 Michigan Street.

Roll call: Members Jerry Stults, William Murrock, and Alternate Bill Chaudoir were present. Excused: Member Sandy Hurley. Also present were Pro Products, Inc. representatives Steven Hurley and Joe Hurley, Ourown Construction representative Duane Magnin, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

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.

Carried.

Approval of minutes from November 20, 2013: Moved by Mr. Murrock, seconded by Mr. Chaudoir to approve the minutes from November 20, 2013, with the addition that Sandy Hurley was excused from the meeting and removing the hyphen between Pro Products. Carried.

Consideration of: Proposed building for Pro Products, Inc., located at 1450 S. Neenah Ave.: Steven Hurley presented the proposed plans for a new 38,712 square-foot building for Pro Products, Inc., located on a 3.5 acre site. The windows will be installed on the upper portion of the building to obtain more natural light into the building and add a nicer look on the outside, as well as on the inside. An infiltration zone will be established to the rear of the building.

Mr. Magnin explained that the downspouts on the east side will exit out to the southeast corner of the building. On the west side, the downspouts will be located on the south end of the office and on the west wall. The rainwater will be caught underground into the infiltration zone. Mr. Olejniczak added that City Engineer Tony Depies met with Pete Hurth from Baudhuin, Inc. and did not see any City issues with drainage.

Mr. Magnin went into further details of the building. There will be a 4' frostwall around the majority of the building. In the northeast corner there will be a truck dock inside the building and alongside of that there will be a truck dock on the exterior wall.

Mr. Hurley added that there will be a screening fence installed around the dumpster.

Mr. Olejniczak stated that the loading dock and other access points have been reviewed by City engineering staff and have been approved. Also, the amount of parking is based on the number of employees. There needs to be one tree planted per 6 parking spaces. In addition, there is general landscaping of one tree per 15,000 square feet of lot area. They have met the 10-foot setback for parking area. In regard to the gravel area, parking and loading areas need to be paved. Joe Hurley responded that the gravel area will be paved within a couple of years. Trucks come in to empty heavy dumpsters and with the ground being disturbed would rather not pave right away. Steven Hurley said they didn't want to do it all right away in case plans change. The first shift has 38 employees.

The color of the building will be a Colonial Red and Grey.

After further discussion, it was moved by Mr. Chaudoir, seconded by Mr. Stults to approve the proposed plans for Pro Products, Inc., as they comply with City standards, with the condition that the gravel parking be paved within three years. All ayes. Carried.

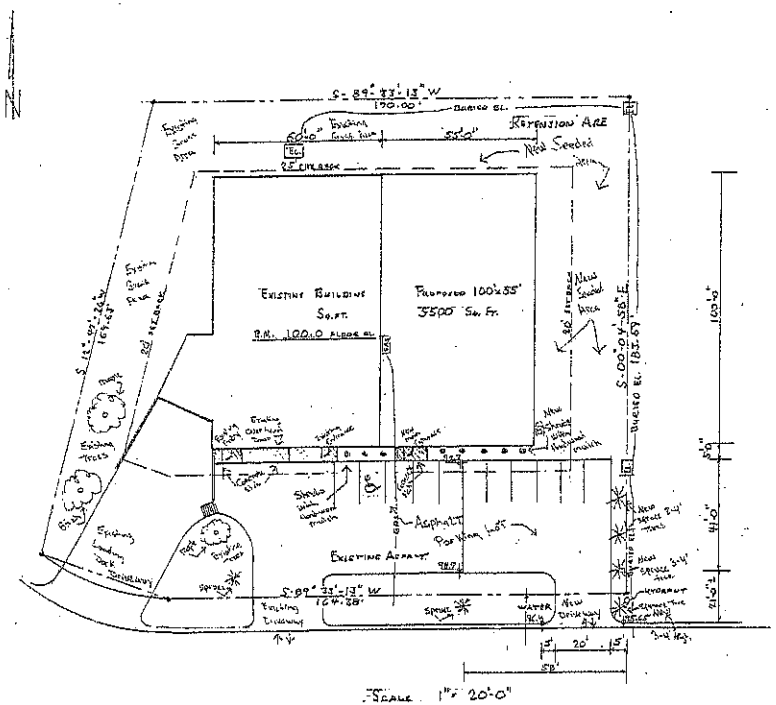
They plan to occupy the building by November 1st.

Adjourn. Moved by Mr. Stults, seconded Mr. Murrock to adjourn. Carried. Meeting adjourned at 12:26 p.m.

Respectfully submitted,

Cheryl Nault

Cheryl Nault
Community Development Secretary



228 Keel Ct. 54235

Sheet Index

Identification Of Details

Symbols

Structural Approval

Kerfman Steel Buildings
Engineers - Builders

Keyman
CONSTRUCTION COMPANY INC.
ENGINEERS • BUILDERS
1030 WAUBS LANE, P.O. BOX 26045, GREEN BAY, WISCONSIN 54304
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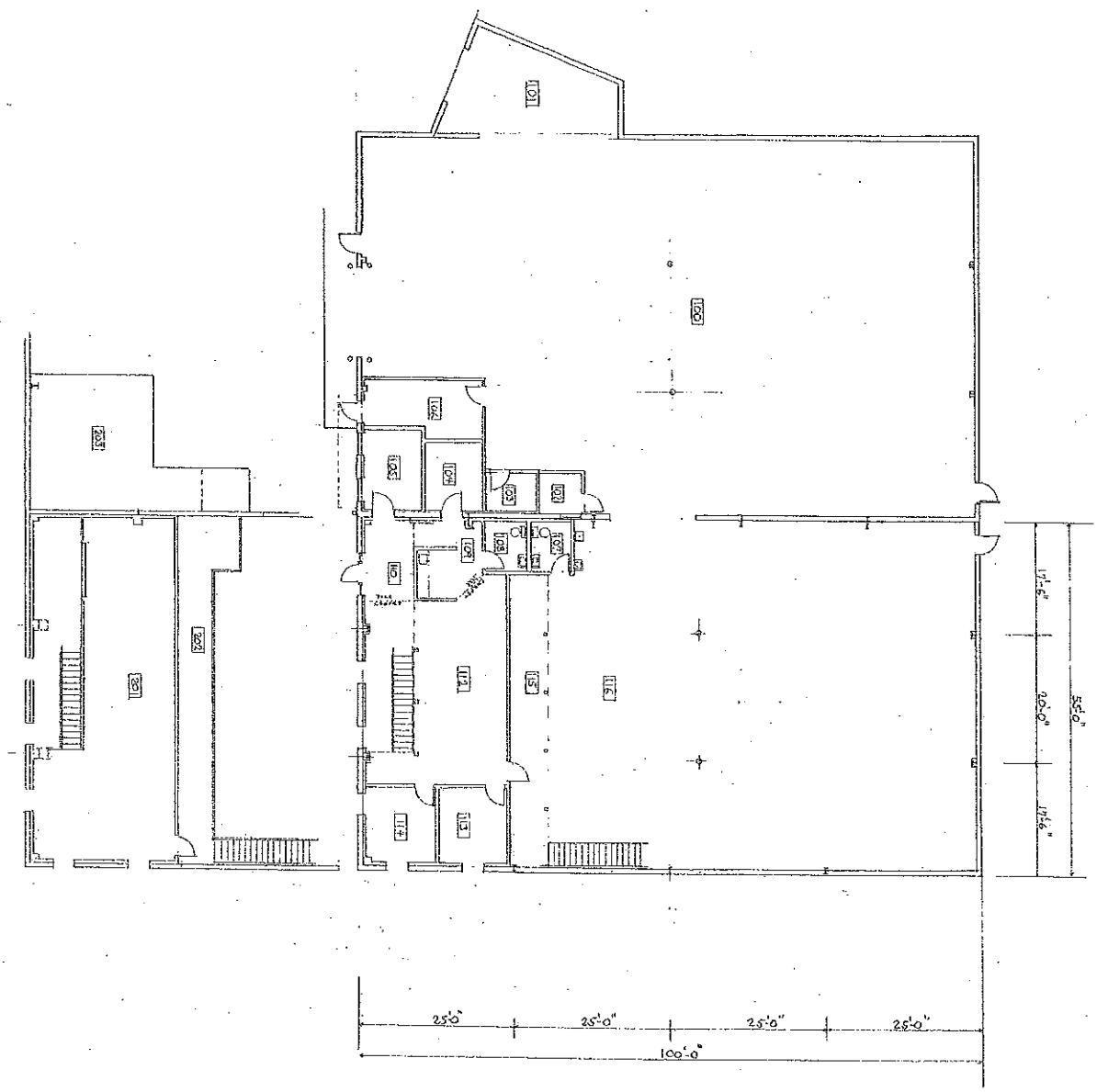

ROUPMAN
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KEY INDUSTRIAL PLASTICS

Map date: Oct 10, 2014

0 20 40 80 120 160 Feet

06/06/2003