

AGENDA
CITY OF STURGEON BAY
INDUSTRIAL PARK DEVELOPMENT REVIEW TEAM
Thursday, July 7, 2016
8:15 a.m.
2nd Floor Conference Room, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 22, 2016.
4. Consideration of: New building for Pro Products, 143 Jib Street.
5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

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

07/01/16
1:00 p.m.
CN

Industrial Park Development Review Team
Monday, February 22, 2016

A meeting of the Industrial Park Development Review Team was called to order at 11:01 p.m. by Chairperson Jerry Stults 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 Planner/Zoning Administrator Ryan Kernosky 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 September 23, 2015.
4. Consideration of: Proposed signage for Cadence, 1425 S. Neenah Avenue.
5. Consideration of: Proposed landscaping for Cadence, 1425 S. Neenah Avenue.
6. Adjourn.

Carried.

Approval of minutes from September 23, 2015: Moved by Mr. Chaudoir, seconded by Mr. Stults to approve the minutes from September 23, 2015, with Mr. Murrock abstaining. All ayes. Carried.

Consideration of: Proposed signage for Cadence, 1425 S. Neenah Avenue: Mr. Kernosky stated that Cadence had submitted a sign permit application for an 18 square-foot sign to be placed on the blade of the architectural feature of the building. Questions arose whether it would be considered a monument sign or a wall sign. It would be located 60 feet from the right-of-way. The blade area of the building is 100 feet wide, with a 16 foot wide column in which the sign would be placed. Staff recommended approval of a wall sign. According to the sign code, they could have up to a 100 square-foot sign.

Mr. Stults stated that the blade relates to their business and is a welcome addition to the Industrial Park.

Moved by Mr. Murrock, seconded by Mr. Chaudoir to approve the recommendation of staff for the Cadence wall signage as presented. All ayes. Carried.

Consideration of: Proposed landscaping for Cadence, 1425 S. Neenah Avenue: Mr. Murrock recused himself due to conflict of interest.

Mr. Murrock explained the proposed landscaping plan for Cadence. The patio located by the front entrance will be a picnic area and will contain low bushes, not to block the view of windows. Door County native beachstone will be added, with decorative plantings. A total of 20 trees are required to be planted, American Transmission Company is not allowing any trees to be planted under the high voltage transmission lines. There will be a variety of hardwood trees along the rest of the building facing Neenah Avenue and by the loading dock, as well as between the building and sidewalk and interior parking islands. (Mr. Murrock did not have the landscaping plan along with him and offered to leave the meeting to pick up the plan and bring it back for further discussion. Mr. Murrock left the meeting at 11:22 a.m. and returned at 11:35 a.m.)

Discussion continued. Mr. Murrock presented the landscaping plan with markings to show

where the trees will be planted.

Moved by Mr. Chaudoir, seconded by Mr. Stults to approve the landscaping plan as presented, with the planting of 20 trees, in addition to the landscaping in front of the building around the entrance area. All ayes. Carried.

Mr. Murrock rejoined the committee.

Adjourn. Moved by Mr. Chaudoir, seconded Mr. Murrock to adjourn. Carried. Meeting adjourned at 11:40 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cheryl Nault".

Cheryl Nault
Community Development Secretary

Commercial & Industrial Staff Site Plan Review Community Development Department

Project Name: Pro Products – Warehouse Facility

Project Address: 143 Jib Street

Tax Parcel Number: 281-76-072726006

Current Zoning Classification: I-1A (Light Industrial)

Permitted Use

Conditional Use

Building Height Max: 45'

Proposed Building Height: ~22'

Setbacks – Meets Required Setbacks? Yes

Required	Proposed
Front: 40'	75'
Side: 20'	150' / 30'
Rear: 25'	210'

Parking Requirements: There are no specific requirements for simple warehouse storage. The zoning administrator feels there's no need for additional parking stalls because there is no office facility located within the warehouse. It is expected that employees who will be going to the new warehouse will already have a parking location on the existing Pro Products facility. The proposed site plan appears to have one handicapped stall and one regular stall.

Proposed Parking: 1 handicapped stall & 1 regular stall

5% Landscaping Requirement: N/a

Canopy Tree Requirement: N/a

Residential Screening Req.: N/a

Parking Setbacks: N/a

Parking Requirements Met? N/a

Vehicular Access: Stalls will have access off of a 35' entrance from Jib Street.

Pedestrian Access: There is sidewalk on S Neenah Ave that is for the Ahnapee State Trail. Walkers and bicyclists can use that to access Jib Street. There is no sidewalk on Jib Street.

Signage: No plans for signage have been submitted.

General Landscaping: No landscaping plan has been submitted.

Refuse Area Location: No proposed refuse area is identified on the site plan.
Screening: N/a

Outdoor Lighting: No outdoor lighting is proposed.

Building:

Exterior Paint Color(s) and Type: No colors have been submitted.

Storm water management: City Engineer is reviewing

Approvals Needed:

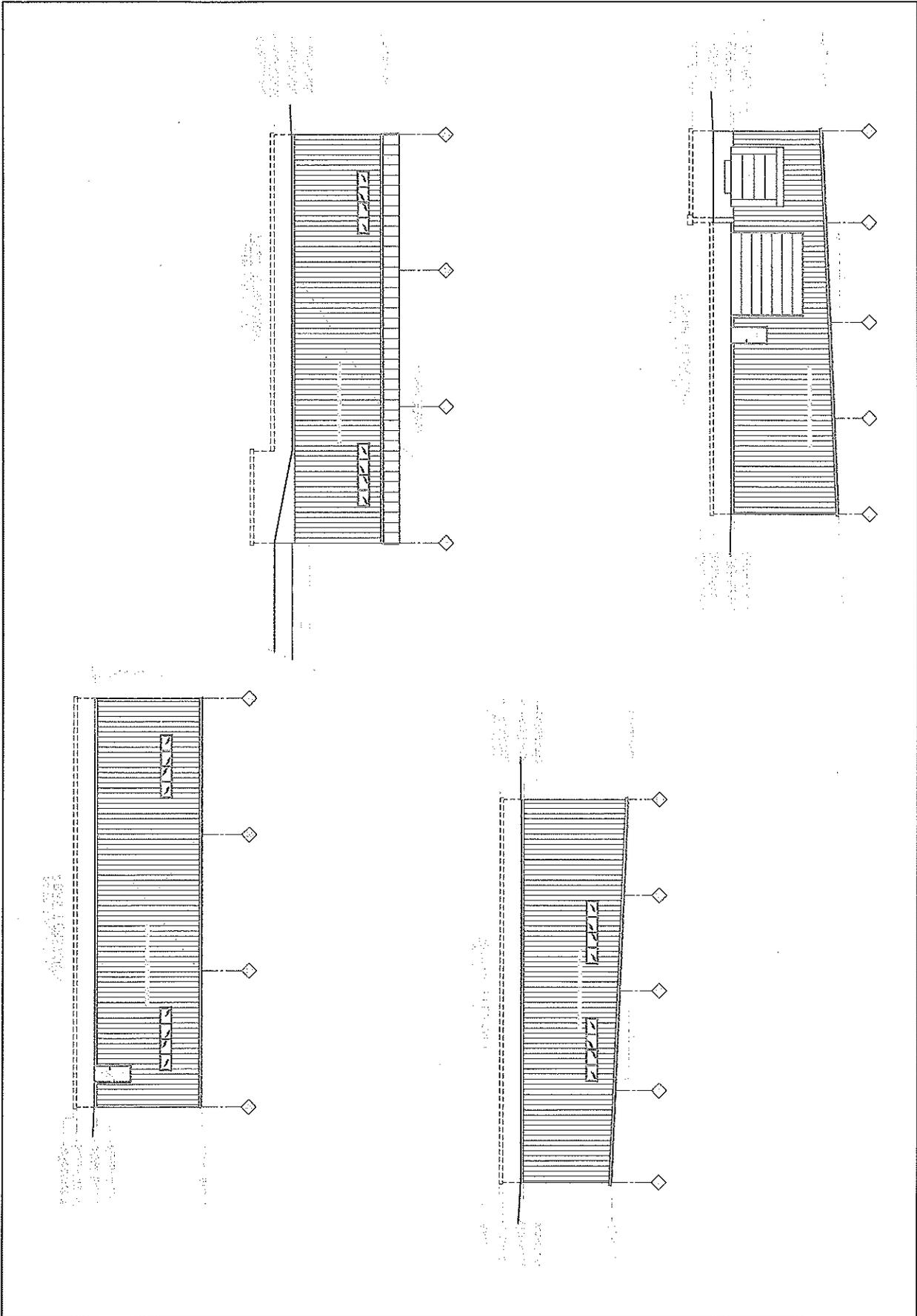
- Plan Commission
- Historic Preservation
- Industrial Park
- Aesthetic Design
- Waterfront Design

Site Plan Notes (Future Planning Perspective): The warehouse is set far to the east to allow for future expansion to the west. While parking may not be an issue now, if Pro Products plans on expansion in the future with more warehousing and office space, they may be required to add additional parking.

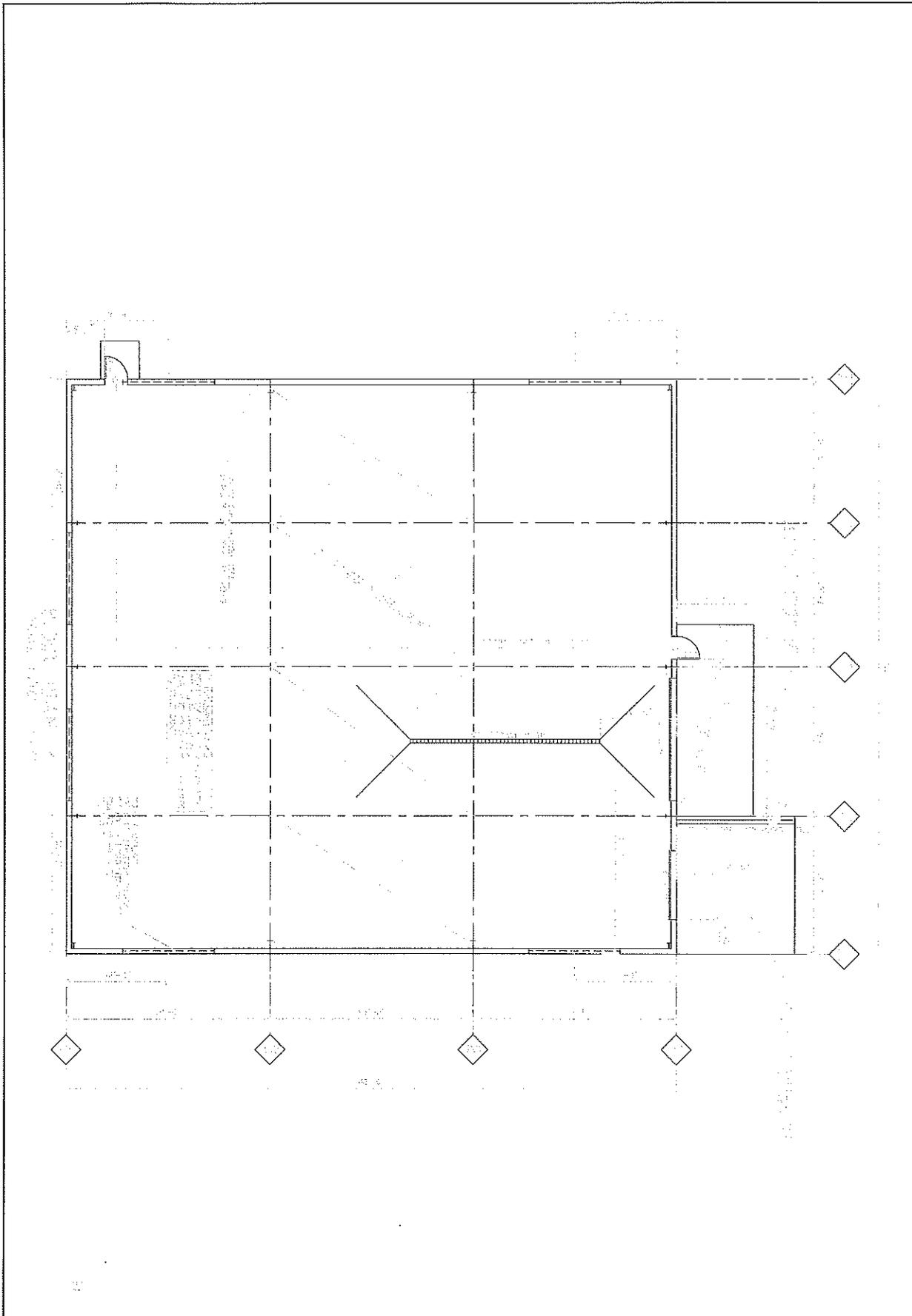
Prepared by: RYAN KERNOSKY 
Date: 7/1/16

Looking South





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