

Industrial Park Development Review Team

Wednesday, July 8, 2020

A meeting of the Industrial Park Development Review Team was called to order at 12:00 noon by Chairperson David Hayes in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members David Hayes, Sandy Hurley, and William Murrock were present. Also present were Alternate DCEDC Executive Director Steve Jenkins, A.C.E. Building Service representative Chris Herzog, Dan Schwarz, owner of Sturgeon Bay Cold Storage, Planner/Zoning Administrator Chris Sullivan-Robinson, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Consideration of: Addition for Dan's Fish, Inc., 152 Jib Street.
4. Consideration of: Industrial Park property maintenance.
4. Adjourn.

Carried.

Consideration of: Addition for Dan's Fish, Inc., 152 Jib Street: Mr. Schwarz mentioned that the property will be in the name of Sturgeon Bay Cold Storage and not Dan's Fish.

Mr. Sullivan-Robinson stated that the proposal is for a 12,000 square-foot addition that requires purchase of the adjacent City-owned property. There are no zoning issues with the addition. An additional landscape plan needs to be submitted, as well as a lighting plan. Ten percent of the lot is required to be landscaped. The stormwater management plan requires final approval of the City Engineer. The existing gravel also needs to be turned into asphalt.

Mr. Herzog presented the plans for the addition. The fire lane will be located completely around the facility. The construction type will be a pre-engineered Butler metal building, with prefinished metal wall panels, gable trim, gutter, and downspouts. The addition will be a single slope structure sloping downward to the south. The downspouts will be plumbed underground and roof stormwater will be directed to a proposed stormwater management area on the west side of the addition. There are two loading docks located at the SE corner of the building that are kept away from traffic. The building frame is structurally enhanced for snow load where the addition abuts the existing building. Windows will be incorporated on the west and north sides of the addition to bring natural light into the production area. An architectural metal accent panel will be installed in a horizontal direction perpendicular to the building wall panel to identify the office area.

Mr. Herzog added that he will submit the lighting, signage, and landscape plan in the future.

After further discussion, it was moved by Mr. Hayes, seconded by Mr. Murrock to approve the addition for Sturgeon Bay Cold Storage, subject to the landscape plan and exterior lighting plan be submitted before October, 2020. All ayes. Carried.

Consideration of: Industrial Park property maintenance: Ms. Hurley had suggested that it may be a good idea to address Industrial Park maintenance and housekeeping as an agenda item. There were several properties that she noted that should be addressed such as:

- The vacant property on the corner of Neenah Avenue and E. Yew Street has weeds and several sections of fallen down fencing. Mr. Olejniczak responded that he had spoken with the facility manager at Hatco, who had recently purchased the property. They will be cleaning up the property. They are not required to keep it up as a lawn, but Ms. Hurley would like to see the setback cleaned up.
- Door County Scrap had previously been instructed to paint their fence and clean up the weeds. Ms. Hurley stated that the fence has not yet been painted. Mr. Jenkins will follow up with a phone

call or letter.

- There are several businesses in which their project was approved with the condition of planting trees, but were never planted (i.e. TTX). Also, Viking Electric and Warner Wexel have no trees planted. A letter should be sent to those businesses asking that after reviewing their landscape plan, why no trees were planted.
- A few places have several excess items that have been stored outside on their properties that are not allowed (i.e. Dan's Fish).

Mr. Sullivan-Robinson will find out the schedule for the paving and landscaping for TTX.

It was also mentioned that a list of items to be approved without committee approval should be put together, as well as a clarification or definition of what minor improvements are.

A copy of the Industrial Park code is to be sent to the members of the Committee.

Adjourn. Moved by Ms. Hurley, seconded Mr. Murrock to adjourn. Carried. Meeting adjourned at 12:49 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary