

INDUSTRIAL PARK COMMISSION

A meeting of the Industrial Park Commission was called to order at 9:00 a.m. on Thursday, June 10, 2021, by Chairman Feldt. This meeting was held in person and remotely via teleconference.

Members Present: Feldt, Knutson, Jerome, Nytes, Schilling, VandeBerg.

Also Present: Principal Planner Brunette, John Neumeier, Attorney Kevin Davidson

Absent and Excused: Gaffney, Rieth.

1. **Minutes**. A motion to approve the minutes of the March 30th, 2021, meeting was made by Schilling, seconded by Jerome. Upon roll call, all members voted aye. Motion carried.
2. **Review site plan submittal for Truck Country, 2350 Progress Way**. Mrs. Brunette introduced the site plan, including the lot description and location of the building. A discussion was had about façade exception that had been requested by the owners in order to allow expansion in the future. Schilling asked about precedence for façade exceptions in past proposals. Feldt asked the representative of Truck Country, Jim Kane, about the qualifications for expansion that they are optimistic about. Mike Gleiter, also of Truck Country, expressed insight to potential expansion. David Obrien with Bay Land gave estimates on cost for expansion if masonry wall were required for initial development. Schilling asked Truck country if they would agree to an agreement that would require the addition of masonry finish if no expansion was completed within a two year period. Staff recommended drafting an agreement with attorney Davidson to formally adopt the agreement. A motion was made to approve the site plan submitted for Truck Country at 2350 Progress Way by Schilling, seconded by Jerome. All members voted aye. Motion carried.
3. **Review site plan submittal for Valley Tissue / Rooyakkers Leasing, LLC, 2150 Progress Way** Mrs. Brunette introduced the site plan, including the doubling of the current building on site. A meeting has already been had between staff and Valley Tissue regarding storm water, access, and other fire compliance. Mike Rooyakkers, of Rooyakkers Leasing, addressed the Commission to provide context on the company and the need for expansion. The commission asked about any potential employment expansion, which was answered with 10-12 new jobs with the expansion. A motion was made to approve the site plan submitted for Valley Tissue/Rooyakkers Leasing, LLC, at 2150 Progress Way by Schilling, seconded by Nytes. All members voted aye. Motion carried.
4. **Review site plan submittal for Bernatello's Pizza, 1601 Hyland Avenue**. The newly proposed site plan is for the Bakery department of Bernatello's. The expansion proposed is 32,000 square feet that would also increase parking demands. A discussion with Bernatello's engineering department about lighting and parking access was addressed and shared with the Commissioners. Staff shared that they have no concerns with the project since initial concerns have been addressed. A motion was made to approve the site plan submitted by Bernatello's Pizza at 1601 Hyland Avenue with no conditions by VandeBurg, seconded by Jerome. All members voted aye. Motion carried.
5. **Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss disposition of Lot 6 in NEW Prosperity Center**. A motion to adjourn to Executive Session at 9:27 a.m. pursuant to Wisconsin State Statute 19.85(1)(e) was made by Schilling, seconded by Jerome. Upon roll call, all members voted aye. Motion carried. A motion to return to Open Session at 9:47 a.m. was made by Schilling, seconded by Nytes. Upon roll call, all members voted aye. Once back in open session, a motion was made to direct staff to reject this WB-40 amendment and submit a new one to the buyer

modifying the purchase price and noting a revised closing date of on or before July 31, 2021 by Vandeberg, seconded by Knutson. All members voted aye. Motion carried.

There being no further business to be brought before the Commission, a motion to adjourn the meeting at 9:50 a.m. was made by Schilling, seconded by Nytes. All members voted aye. Motion carried.

Martin West
Planning and Community Development Coordinator