



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Adrienne Nelson, Associate Planner
Date: July 30, 2026
Re: Holland Cold Storage – Easement Agreement Request

Holland Cold Storage, located at 3600 Electric City Boulevard in the NEW Prosperity Industrial Park, is requesting that the City consider recording an easement or entering into an agreement for private storm sewer connection to a City pond and expansion of their fire lane onto City property.

Background

The original site plan for Holland Cold Storage was submitted to the Industrial Park Commission in 2010, and an expansion to the facility was completed in 2013. In the minutes from the September 25th, 2013 IPC meeting, it was noted that the gravel trail leading to the Van Eperen stormwater pond was being utilized by Holland Cold Storage as a fire lane despite being located on City property. In 2018, part of the land containing the informal fire lane as well as land containing a parking lot adjacent to Van Eperen Park and Pond was sold to Holland Cold Storage and paved. Access easements were recorded at that time to allow City access to the stormwater pond for maintenance purposes. Part of the existing fire lane is still on City property, and Holland Cold Storage would like to extend this existing fire lane to allow for an additional expansion of their facility.

A site plan for the newest expansion was reviewed by the Industrial Park Commission at their [April 23rd, 2026](#) meeting and was reviewed by the Plan Commission at their [July 9th, 2026](#) meeting. One of the conditions of site plan approval was that, prior to issuance of building permits, the owners of the property would need to record an easement or agreement for private storm sewer connection to the pond and expansion of the fire lane on City property.

Recommendation

Staff is recommending that an agreement and easement be drafted to allow for the expansion of the fire lane on City property and to formalize existing access, with direction from the Industrial Park Commission on a fee for this use of public property by a private entity.