



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Dave Kittel, Director of Planning and Community Development
Date: 7/19/2024
Re: Site Plan-Out lot 3 NEW

The new Development proposed on Out Lot 3 in the New Prosperity Center is getting ready to build. A site plan has been submitted to the Industrial Park Commission for review. Storm water and Landscaping are still be finalized due to some unique characteristics of this lot but, to keep this project moving forward on a reasonable timeline the developer is looking to start the process knowing that final site plan review will be conducted through the Plan Commission, staff and Common Council. In regards the in-place covenants in this industrial park, the submitted plans appear to meet the requirements delineated out. The sides facing roads will be about 50% split block and 50% metal sandwich panels with an epoxy coating this is like what has been built in the park recently. The Eastern wall will be an expansion wall area and will be a simpler metal siding that is allowed per the covenants only in expansion areas. All setbacks are being met per the industrial covenants. Attached are the elevations and site layout for the Commissions review.

Recommendation:

Approve the presented site plan and elevations with the contingency stormwater plans and landscaping plans are approved by the Plan Commission and City staff as per the Covenants and City Ordinance.