



**CITY OF MANITOWOC
WISCONSIN, USA**

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**MINUTES
Industrial Development Corporation**

4:00 PM | Wednesday, November 11, 2020

This meeting was conducted via remote conferencing software.

I. CALL TO ORDER

Board Chairman James Hamann called to order the meeting of the Industrial Development Corporation at 4:00 PM on November 11, 2020 via remote conferencing software, Zoom.

II. ROLL CALL

Present: James Hamann, Ald. Jim Brey, Chris Herzog, Dennis Tienor, Adam Tegen, Jeff Grunewald, Sam Grage, Jeff Dvorachek, John Fillingim

Absent: Ald. Brett Vanderkin, Rick Gerroll

Others Present Paul Braun, Jen Bartz, Peter Wills, Don Stauss, Phil Plagemann

III. APPROVAL OF MINUTES of the June 10, 2020 Regular Meeting.

Motion by D. Tienor Seconded by S. Grage, to approve the Minutes.
Motion carried (9-0)

IV. NEW BUSINESS

V. Discussion and Possible Action: Bank First; Review of Proposed Site Plan for a New Building located on Lots 1, 2, 3 and 4, Block 3, I-43 Industrial Park No. 1. (Parcel ID's 447003010, 447003020, 447003030, and 447003040).

P. Braun provided a general overall of the project and location within the Industrial Park.

D. Stauss reviewed the site plan and noted the plan for potential buildings expansion. He provided an overview of the floor plans for the main building and reviewed the materials being used throughout the buildings including glass and exterior materials.

D. Stauss reviewed the exterior signs and explained Bank First will be backlight on the monument sign and noted the sign is a very simple and elevated.

J. Hamann asked when the project would start. D. Stauss indicated that the plan is for Spring 2021.

J. Dvorachek asked about the walking paths on the plan. D. Stauss discussed the plan and shared that it will be a walking path for employees and they will use the natural landscape. He stated that they are working with the Fire Department as the path is along the fire lane and perimeter of property.

VI. Discussion and Possible Action: Bank First; Review of Certified Survey Map and proposed land swap for Lots 1, 2, 3 and 4, Block 3, I-43 Industrial Park No. 1. (Parcel ID's 447003010, 447003020, 447003030, and 447003040).

P. Braun discussed the CSM and the lots being purchased by Bank First from the City. He discussed that the certified survey map (csm) is required to combine the 4 lots into 1.

P. Braun stated that Bank First will be doing a land swap for some undevelopable land with an adjacent property owner. Gary Stolp, owner of Subway and the 3 residences to the west of Subway and Bank First are in agreement with the land swap. Each owner will be trading land that is not of benefit for each other due to either existing wet lands or topography that split parts of their property.

P. Braun reviewed the sign plan for Bank First and stated that the proposed plan for one ground sign and two entrance signs meets applicable criteria.

Motion by J. Fillingim, seconded by S. Grage, to approve the design, style and location of the proposed building; the proposed Certified Survey; and the sign plan.

Motion carried (8-0). D. Tienor abstained

VII. OLD BUSINESS

None

VIII. ADJOURNMENT

Motion by J. Hamann to adjourn the meeting at 4:23 PM, Second by S. Grage.
Motion carried. (9-0)