



CITY OF MANITOWOC
 WISCONSIN, USA
 www.manitowoc.org



January 14, 2021

To: Mayor and Common Council

From: Industrial Development Corporation

Subject: **Discussion and Possible Action: Dramm Corporation; Review of Proposed Site Plan and Land Sale for a New Building located on Lot 8, Block 1, I-43 Industrial Park No. 2, encompassing 15.62 acres (Parcel ID 447001080)**

Dear Mayor and Common Council:

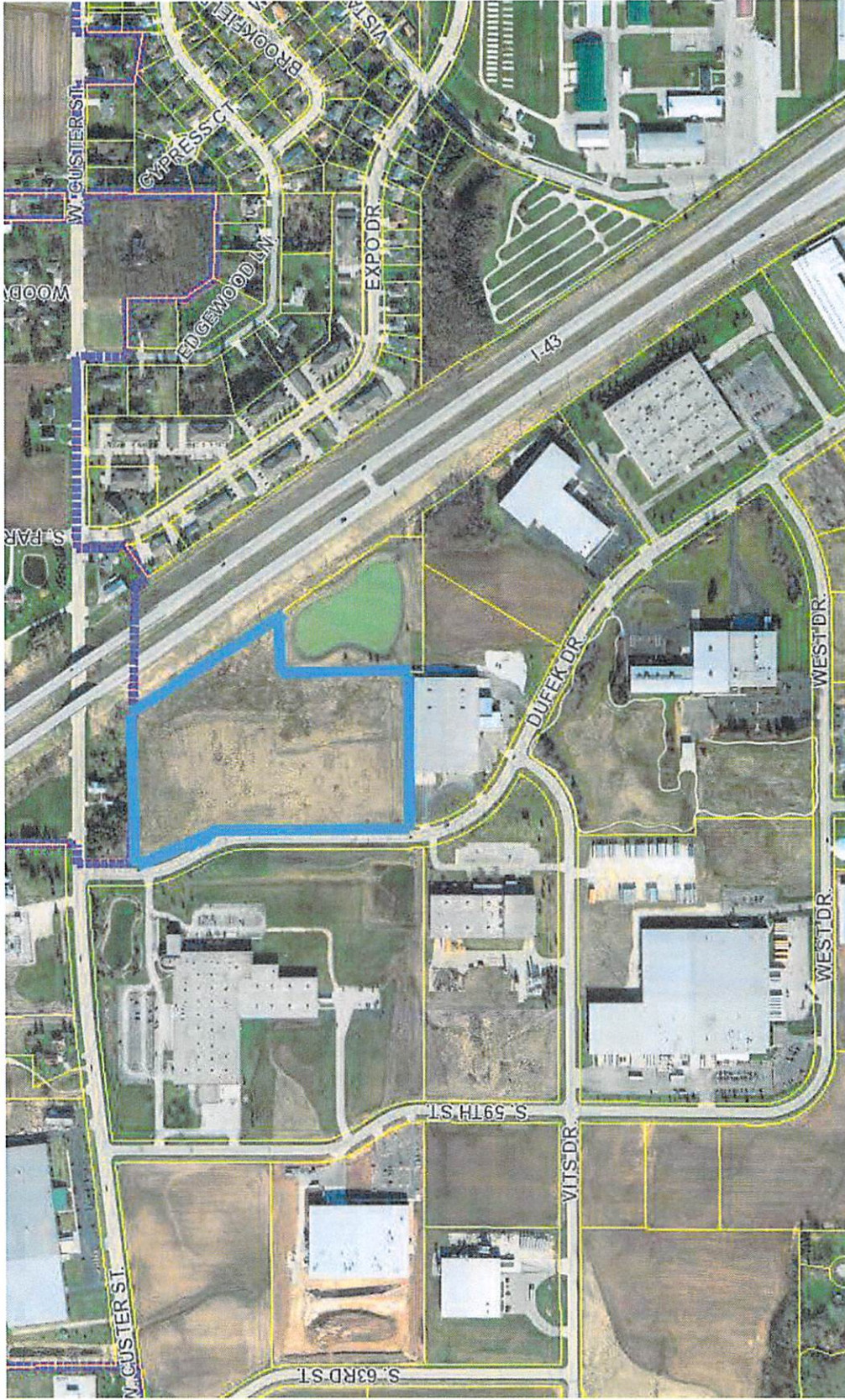
At the January 13, 2021 meeting of the Manitowoc Industrial Development Corporation, the Corporation considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following actions: to approve the land sale and site plan for the Dramm Corporation.

Respectfully Submitted,
 Paul Braun
 Secretary

Attachment: Maps

Dramm Corporation
 Attn: Hans Dramm
 2000 N. 18th Street
 Manitowoc, WI 54220

Dramm Corporation



January 5th, 2021

Industrial Development Corporation
City of Manitowoc
Attn: Paul Braun
900 Quay Street
Manitowoc, WI 54220-4543

New Corporate Headquarters
Dramm Corporation
2000 North 18th Street
Manitowoc, WI 54221-1960
Abacus Architects, Inc. Project No. 2020-93

Dear IDC Members:

As the owner's representative, we are requesting approval of the New Dramm Corporation and Manufacturing Headquarters

The project at hand includes:

Project Description

To meet growing business demands, additional space is required. The project is proposed to be developed in two Phases.

Phase I

To include roughly 17,000 – 18,000 S.F. of office space and roughly 87,000 S.F. of Manufacturing space (including a Greenhouse)

Phase I – Shipping & Receiving

The proposed Production space will include shipping & receiving with of (5) five truck loading docks, (2) two low height doors and (2) two surface doors. This truck loading area will have retaining walls with guard rails on the north and south sides.

Phase II

To include roughly 87,000 S.F. additional manufacturing space to match construction of Phase I.

Building Materials

The new office will include structural Glu-Lams, Rain Screen System aluminum doors and windows. Green Construction Practices will be incorporated where applicable. The Manufacturing space will include architectural precast panels and architectural steel panels for wall construction.

Parking

Phase I will consist of 44 parking spaces available for employees and visitors at the office entry and 60 standard parking spaces available for employees. The parking space count will be increased in the future when Phase II is constructed.

Phase I – Site Access

There are (3) Three driveways proposed for the site as follows:

- To access office and visitors parking lot
- To access loading docks
- To access employee parking

At this time there are no additional access points planned.

See attached – Site Plan, Land Use Plan, Overall Architectural Floor Plan, Enlarged Architectural Floor Plans, Overall Building Elevations and Renderings.

If you have any additional comments or concerns please feel free me at 920-452-4444. We look forward to meeting with you January 13th.

Thank you for your consideration.

Sincerely,



Kurt Davis
Senior Vice President, Registered Architect

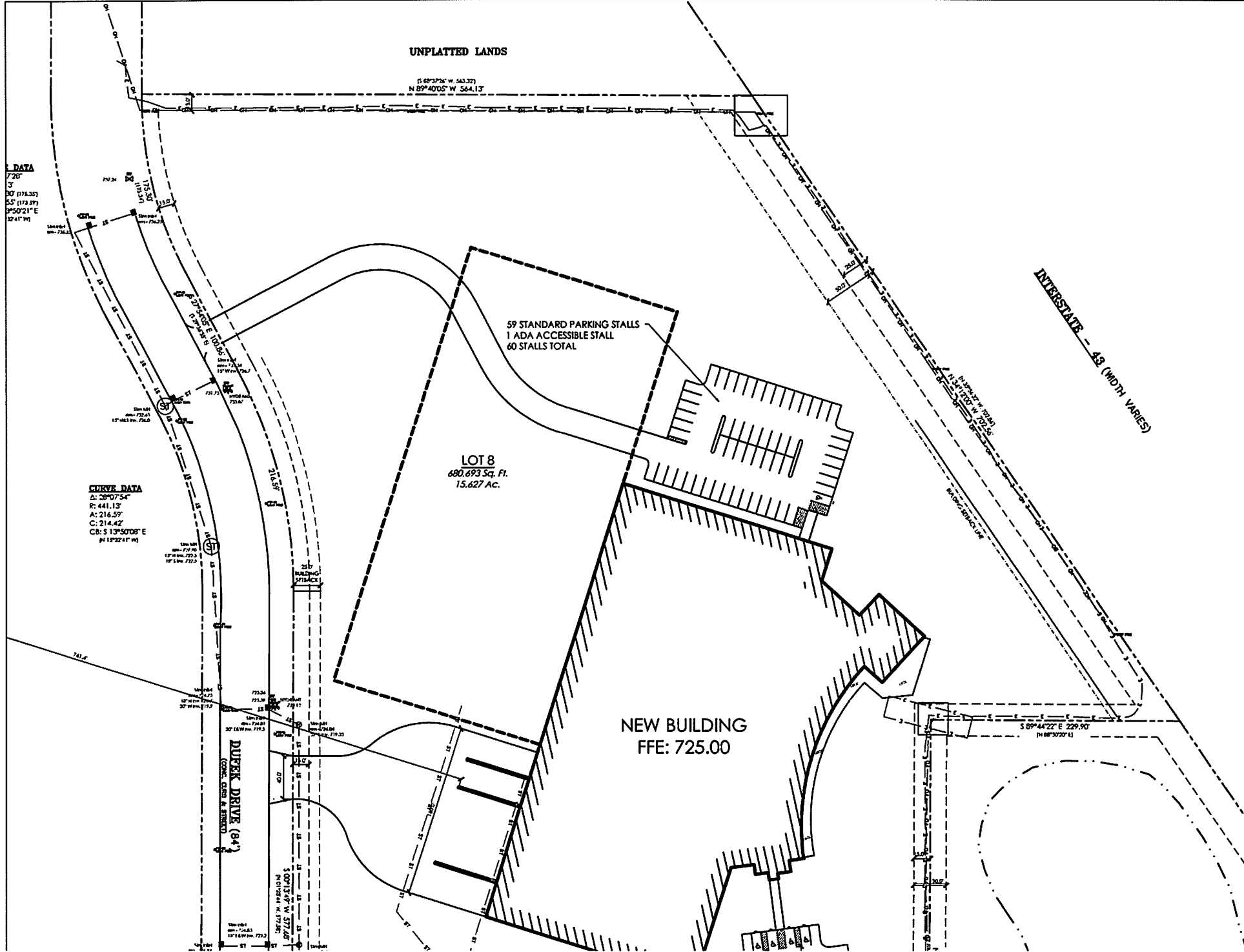
ABACUS ARCHITECTS, INC.
920-452-4444
kdavis@abacusarchitects.net

Attachments:

Dramm Corporation

Phase I – Building Plans
Phase II – Building Footprint
3D Renderings of Proposed Building
2D Building Elevations
Overall Plans (Site Layout and Site Grading)
Land Use Plan
Site Plan

Cc: Chris Herzog, ACE Building Service
Todd Gorter, ACE Building Service
Eric Halbur, Abacus Architects, Inc.
Joel Van Ess, Abacus Architects, Inc.
Hans Dramm, Dramm Corporation



FUTURE ADDITION
84,000 S.F.



SURFACE
DOOR

(2) LOW
HEIGHT
DOCKS

(9) REGULAR HEIGHT
LOADING DOCKS

SHIPPING AND RECEIVING
AREA 50 X 100'

COMMERCIAL
SPRAYER 40 X 40'

HANDLE SHOP
40 X 100'

SHIPPING
80 X 100'

SURFACE
DOOR

ENCAPSULATED
LOADING

W.C. VENDING

MACHINE
SHOP
20 X 30'

CRATE
ASSEMBLY
20 X 45'

GARBAGE
AND
CARDBOARD

