



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



September 28, 2018

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: PC 21-2018: Redline Plastics, LLC; Request to either Purchase or obtain a Right of First Refusal – Lot 2 of a Certified Survey Volume 33, Page 199 Manitowoc I-43 Industrial Park.

Dear Mayor and Common Council:

At the September 26, 2018 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following actions: i) approve the request the right of first refusal for approximately 11.19 acres of land in the I-43 Industrial Park, and ii) approve any subsequent land sale that may occur in the future.

Respectfully Submitted,

Jeremy Du Chateau
Staff to the Plan Commission

Attachment: Request and Map
Granicus # 18-0981

Redline Plastics, LLC
4230 Clipper Dr.
Manitowoc, WI 54220

City of Manitowoc Common Council and Industrial Development Corporation
Attn: Community Development Department
900 Quay Street
Manitowoc, WI 54220

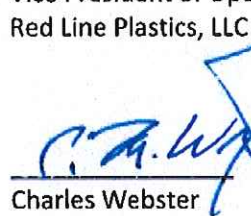
Red Line Plastics, LLC and Dowco Powersports, LLC intends to purchase the southern one-half, or approximately 11 acres, of parcel #449-006-030 as shown on the attached map. Our intended use of the site is to construct an initial 100,000 square foot manufacturing and warehousing facility during phase one and potentially double in-line with business growth in the future. We understand the purchase price to be \$20,000 per acre plus customary closing costs and we understand that a construction project completed in compliance with the Protective Covenants will qualify for a land rebate under the terms of that program. Please accept this letter of intent to begin the review process towards the execution of this project.

Sincerely,



Nick Murray
Vice President of Operations
Red Line Plastics, LLC





6.11.18



Charles Webster
CEO/Owner
Red Line Plastics, LLC and Dowco Powersports, LLC

IDC - August 2018

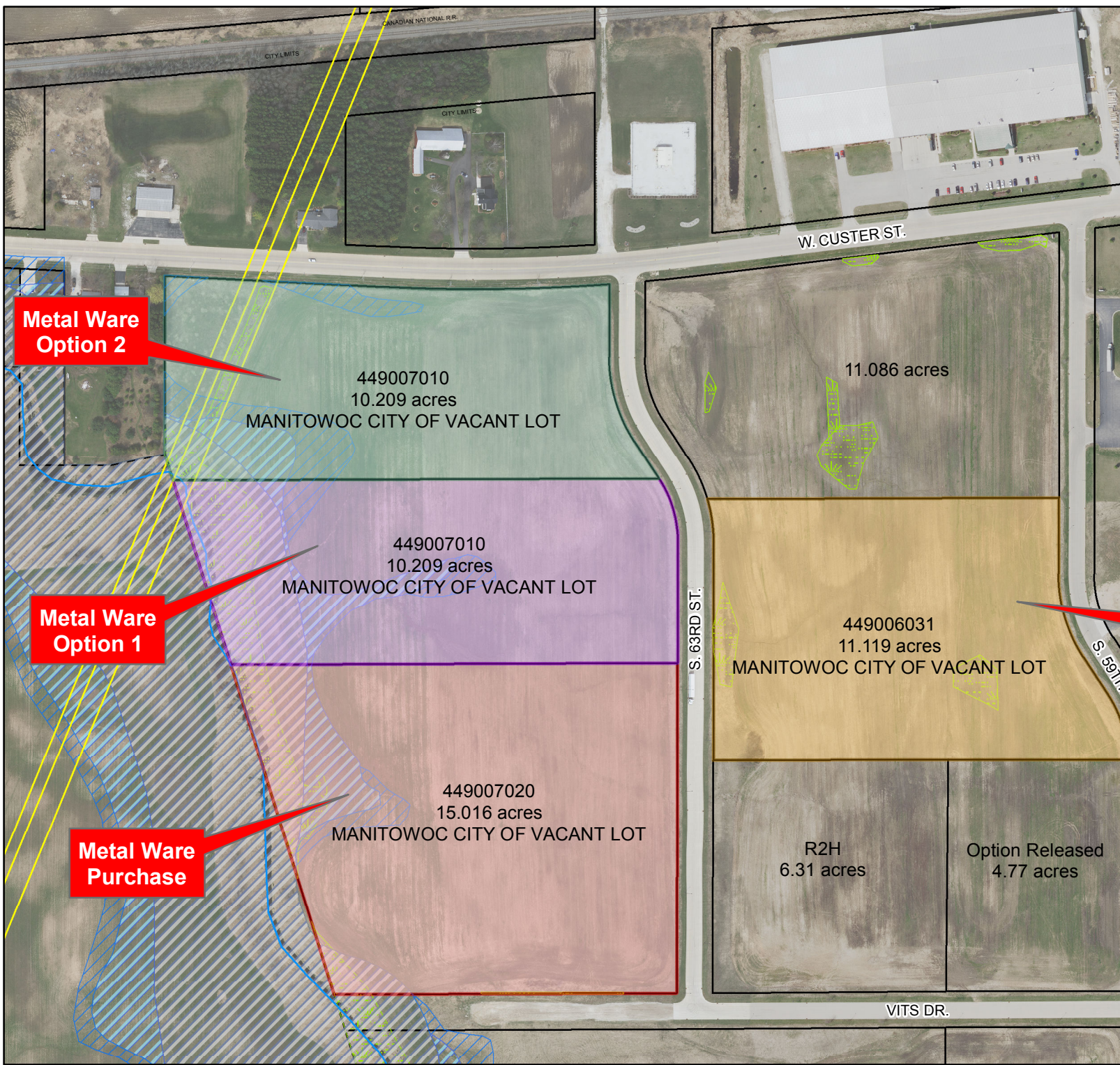
Legend

-  Metal Ware - Purchase
-  Metal Ware - Option 1
-  Metal Ware - Option 2
-  Red Plastic - Purchase or Option



1 inch = 300 feet

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 08/07/2018
X:\Maps\Industrial\IDC_Meeting_Aug2018.mxd
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.



**Metal Ware
Option 2**

449007010
10.209 acres
MANITOWOC CITY OF VACANT LOT

11.086 acres

**Metal Ware
Option 1**

449007010
10.209 acres
MANITOWOC CITY OF VACANT LOT

449006031
11.119 acres
MANITOWOC CITY OF VACANT LOT

**Red Line Plastics
Purchase/Option**

**Metal Ware
Purchase**

449007020
15.016 acres
MANITOWOC CITY OF VACANT LOT

R2H
6.31 acres

Option Released
4.77 acres

VITS DR.