

Report to the Manitowoc Plan Commission

Meeting Date: January 23, 2019

Request: PC 5-2019: Apex Leasing; Request to Purchase Lot 5 of Block 4, of Manitowoc I-43 Industrial Park Subdivision No. 3.

Approval Authority: Wisconsin Statute 62.23(5) "Matters referred to City Plan Commission" states that the sale of public lands shall be referred to the Plan Commission, for its consideration and report before final action is taken by the Council.

Existing Land Use for Subject Property: vacant land

Existing Zoning for Subject Property: I-1 Light Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
West	Vacant, industrial	I-1 Light Industrial
East	MPU Water Tower Manufacturing - Color Craft	I-1 Light Industrial
North	Manufacturing – Northern Labs, Inc.	I-1 Light Industrial
South	Single-Family residence and Commercial	B-1 Office-Residential and I-1 Light Industrial

Report

Apex Leasing has requested to purchase the above-reference 11.3 acre property in Manitowoc's I-43 Industrial Park. The purchase price for land in the Industrial Park is established at \$10,000 per acre, therefore the subject property would be sold for \$113,000 for use by Breiss Malting. The property will be used for construction of a new 11,000 square foot warehouse building, including an office and 8 loading docks.

Prior Review/Approvals: The request was reviewed and approved by the Industrial Development Corporation at their November 8, 2018 meeting. The IDC oversees all activities in the industrial parks.

Recommendation: The Community Development Department recommends approval of the land sale subject to the following conditions.

1. The land sale price shall be \$113,000 plus closing costs, and is subject to the City's Land Rebate Policy.

2. The use and development of the parcel shall comply with the Manitowoc I-43 Industrial Park Protective Covenants.
3. The Community Development Director is authorized to negotiate and finalize the offer to purchase and terms of the sale, and to proceed to close the land sale with City officials authorized to sign all the related documents.

APEX LEASING

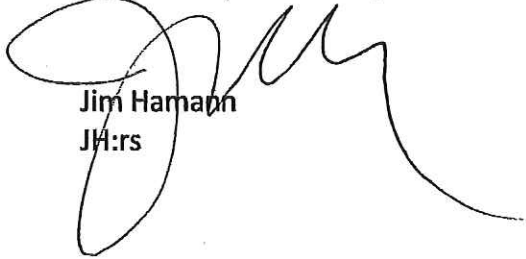
P.O. Box 2032 • Manitowoc, Wisconsin 54221-2032

October 18, 2018

Attn: Common Council & Industrial Development Corporation:

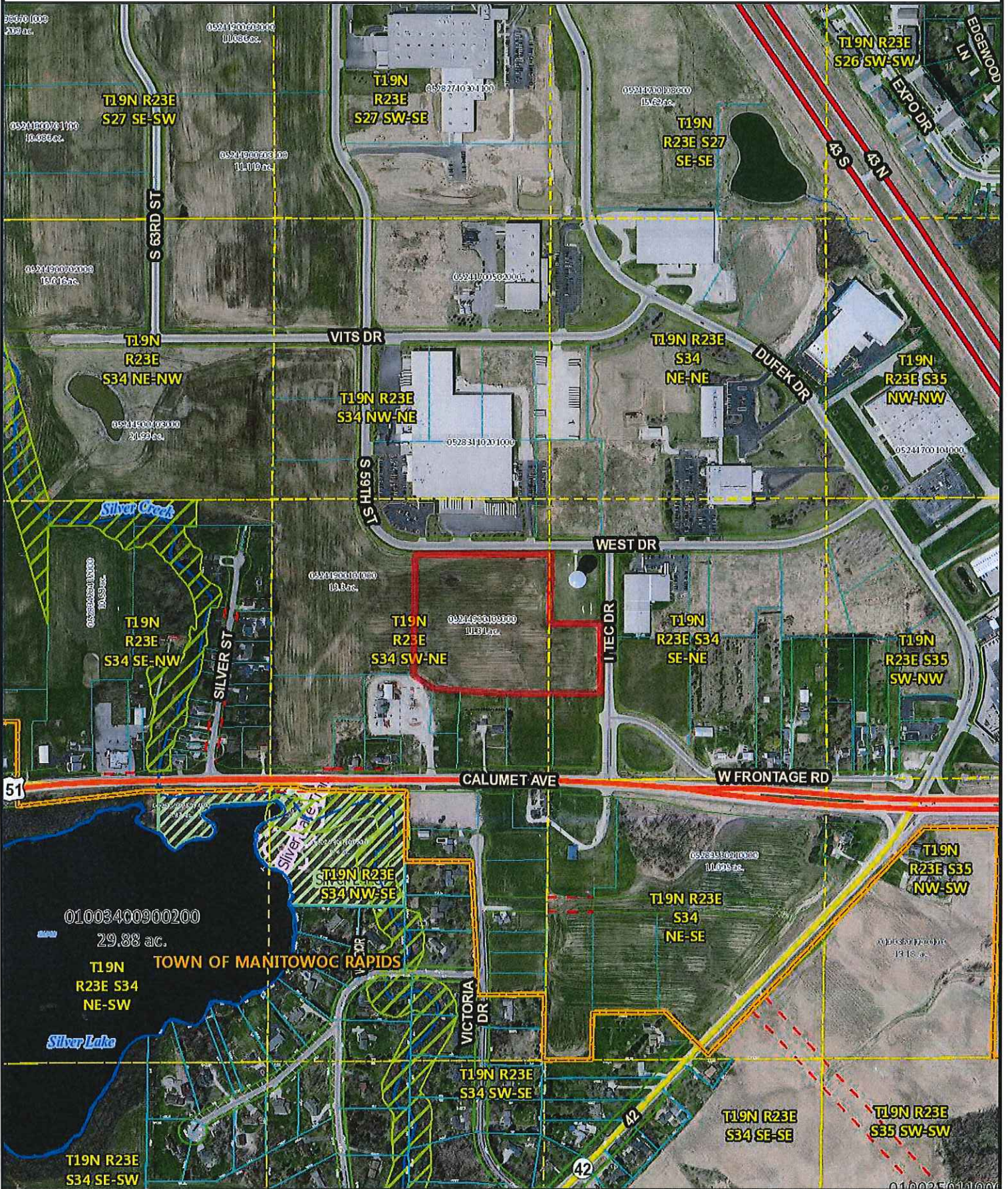
Apex Leasing would like to purchase Parcel 449004050 consisting of 11.33 acres in the I-43 Industrial Park for the construction of a 110,000 s.f. warehouse including an office and (8) loading docks. Thank you for your consideration.

Respectfully submitted,

A large, stylized handwritten signature in black ink, appearing to read 'Jim Hamann', is written over the typed name and initials.

Jim Hamann
JH:rs

APEX LEASING - LAND PURCHASE



01003400900200
29.88 ac.

TOWN OF MANITOWOC RAPIDS

Author:
Date Printed: 1/18/2019



The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of the data and they assume no responsibility for direct, indirect, consequential, or other damages.