

From: Paul Steinbrecher <paul@smimanitowoc.comcastbiz.net>
Sent: Wednesday, June 17, 2015 2:58 PM
To: Robert Peronto; Jerry Peot; Greg Minikel; Kari Jensen; Rob Michaelson; Steve Bacalzo
Cc: Paul Braun; Mike Pappathopoulos
Subject: Kaysun Easement Vacation
Attachments: KAYSUN_EASE_VACATE.pdf

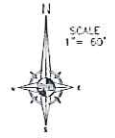
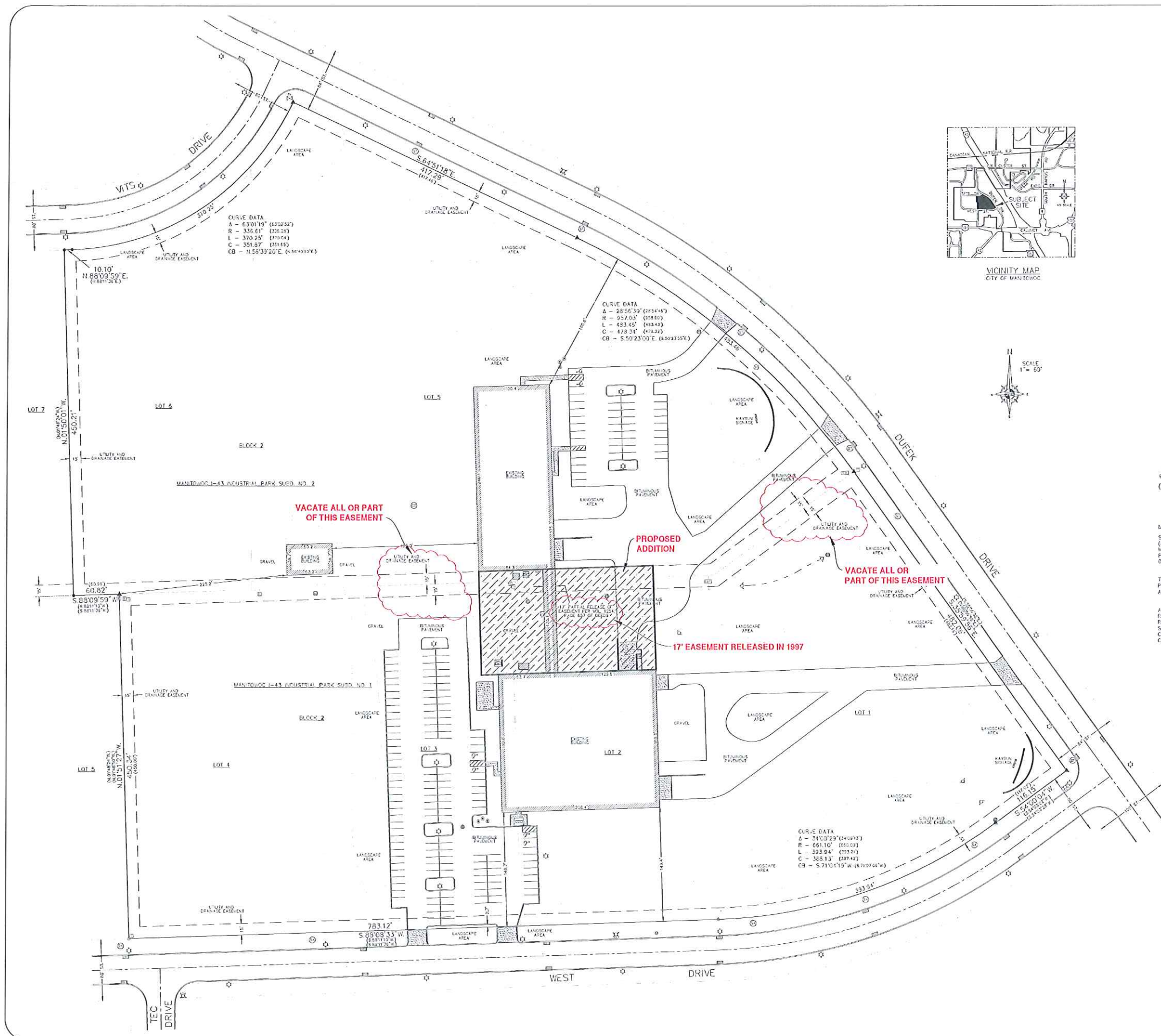
Utilities

Kaysun located at 5500 West Drive in Manitowoc is considering a plant expansion. This expansion would occur over an existing easement. The Industrial Park lots that this facility is located on were combined by CSM in 1997. The easement remained in effect on that survey. In November of 1997 a 17' portion of the easement was vacated to accommodate the connector building between the existing building and the 1997 addition. We are now, on behalf of Kaysun, requesting vacation of all or part of that easement. The minimum amount of vacation would be to get the proposed addition constructed. The maximum amount would be the entire easement.

Please get back to me in writing (a response to this email is acceptable) by July 1, 2015.

Thank you

Paul M. Steinbrecher
SMI
102 Revere Drive
Manitowoc wi 54220
920-684-5583 ext. 102 Cell 920-374-0379
www.smimanitowoc.com



LEGAL DESCRIPTIONS:
 (Per Security Union Title Insurance Commitment No. TK-4774)
 Parcel 1: Lot Numbered Four (4) of Block Numbered Two (2) of Manitowoc I-43 Industrial Park Subdivision No. 1 in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision.
 Tax Parcel No. 052-447-002-040.00
 Parcel 2: Lot Numbered Five (5) and Six (6) of Block Numbered Two (2) of Manitowoc I-43 Industrial Park Subdivision No. 2 in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision.
 Tax Parcel No. 052-447-002-050.00 and 052-447-002-060.00
 Parcels 1 & 2 are part of an undesignated tract in Certified Survey recorded in Volume 17 of Certified Survey Maps, Page 101, as Document No. 738743.
 Property Address: 1530 Dufek Drive, Manitowoc, Wisconsin.
 (Per Security Union Title Insurance Commitment No. TK-4775)
 Lots Numbered One (1), Two (2) and Three (3) of Block Numbered Two (2) of Manitowoc I-43 Industrial Park Subdivision No. 1 in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision. An Undesignated Tract in Certified Survey recorded in Volume 17 of Certified Survey Maps, Page 101, as Document No. 738743.
 Tax Parcel No. 052-447-002-030.00
 Property Address: 5500 West Drive, Manitowoc, Wisconsin.
 Said property contains 684,216 sq. ft. or 22.59 acres.

LEGEND

EXISTING RETAINING WALL	
EXISTING CONCRETE	
EXISTING STORM INLET	EXISTING IRON PIPE
EXISTING HYDRANT	EXISTING IRON ROD
EXISTING STREET LIGHT	IRON ROD SET
EXISTING GAS VALVE	FLAG POLE
EXISTING TELEPHONE FED.	STORM PIPE OUTFALL
EXISTING ELECTRIC PED.	STORM INLET
EXISTING TRANSFORMER	STORM SEWER MANHOLE
COMPANY STORAGE	SANITARY SEWER MANHOLE
RECORDED AS DATA	EXISTING WATER VALVE

NOTE:
 SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. PER FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FEDERAL INSURANCE RATE MAP) INFORMATION OF COMMUNITY-PANEL NO. 500400010C, DATED 9/30/05, PROPERTY IS LOCATED IN ZONE X, DETERMINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 THE LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT.
 ALL BEARINGS ARE REFERENCED TO THE MANITOWOC COUNTY COORDINATE SYSTEM RESULTING IN MOST BOUNDARY LINES HAVING A BEARING DIFFERENT THAN THE RECORDED BEARING. THIS IS DUE TO THE FACT THE CITY HAD NO COORDINATE SYSTEM WHEN THE I-43 NO. 1 PLAT WAS MADE, USED THE WISCONSIN STATE PLAIN COORDINATE SYSTEM FOR THE I-43 PLAT AND NOW USE THE MANITOWOC COUNTY COORDINATE SYSTEM.

ZONING INFORMATION
 For the City of Manitowoc Comprehensive Zoning Ordinance

ITEM	REQUIRED	OBSERVED
District	I-1 (Light Industrial District)	
Permitted Use	Plastic Products	Plastic Products
Min. Lot Area	1 Acre	22.59 Acres
Min. Frontage	150'	3,056.37'
Min. Lot Width	Not Specified	---
Max. Building Coverage	60%	7%
Min. Setback - Front	25'	143.4'
Side	10'	225.2'
Rear	25'	---
Max. Building Height	50'	35'
Parking - # of Spots	100	172
Max. Sign	4'	6'
Total	104	178

PROPOSED EASEMENT VACATION AT 5500 WEST DRIVE MANITOWOC WISCONSIN
 ALTA SURVEY FOR KAYSUN CORPORATION
 5500 WEST DRIVE
 MANITOWOC, WISCONSIN

REVISIONS

NO.	DATE	BY

STEINBRECHER & MENEAU, INC.
 ENGINEERS & SURVEYORS
 102 REVERE DRIVE
 MANITOWOC, WI. 54220-3147
 PHONE 684-5563 FAX 684-5584



An original copy of this map will have the surveyor's signature or stamp in RED. The surveyor accepts no responsibility for non-original copies containing unauthorized alterations to the original.

KAYSUN CORPORATION
 5500 WEST DRIVE
 MANITOWOC, WI. 54220
 PHONE 686-5545

DRAWING:
 DATE: APRIL 19, 2007
 DRAWN BY: KC MENEAU
 APPROVED BY:
 JOB NO.: 07235AL
 CAD FILE: KAYSUN-ALTA(K)
 SCALE: 1" = 60'
 SHEET: 1 OF 1