



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

February 9, 2023

To: Mayor and Common Council

From: Industrial Development Corporation

Subject: Beamaco Precision Machining & Fabrication; Option and Right of First Refusal for property located at West Drive and 59th Street (Parcel: 449004040)

Dear Mayor and Common Council:

At the February 8, 2023 meeting of the Manitowoc Industrial Development Corporation, the Corporation recommended to the Common Council the following action:

Approve entering into a Right of First Refusal with Beamaco, L.L.C. for property located in the Manitowoc I-43 Industrial Park; Lot 2 of Certified Survey recorded in Volume 36, Page 11.

Respectfully Submitted,
Paul Braun, City Planner

Attachments: Request Letter
Map
Right of First Refusal



01/18/2023

Hello Adam and Paul,

Beamaco LLC is requesting right of first refusal on the City-owned parcel in the Industrial Park, labeled "052-449-004-040".

Beamaco LLC is a family-owned machine shop. We have been in business since 1995 in Manitowoc, specializing in low-volume custom machining and welding projects for OEMs. We currently have 22 employees and are looking to expand our operations. While our current facility has served our business needs well over our tenure, we feel the best way to continue to grow and expand our capabilities is to construct a building with the size and layout to fully maximize our efficiency. This would include roughly 50,000 square feet of manufacturing space, plus office space. The 10-acre parcel would also allow for additional future expansion as needed.

We look forward to your response and to moving this process forward.

Thank you,

Jeff Havlichek

Owner, President, CEO

Proudly Made in America
Beamaco – PO Box 97 – Manitowoc, WI – 54221-0097
Phone: 920-686-2326 – Fax: 920-686-2328
www.beamaco.com

DRAFT

OPTION AND RIGHT OF FIRST REFUSAL

For valuable consideration, the City of Manitowoc, Wisconsin, a municipal corporation ("City") hereby grants to Beamaco, L.L.C. ("Buyer"), an Option and Right of First Refusal to purchase the property described herein on the following terms and conditions:

1. Description. The property which is the subject of this Option and Right of First Refusal is described as follows:

Located in the SW 1/4 of the NE 1/4 of Section 34, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin described as follows:

Lot 2 of a Certified Survey recorded in Volume 36, Page 11, Document # 1251415 recorded in the Manitowoc County Register of Deeds Office

RETURN TO:

City of Manitowoc
Attn: Community Development Director
900 Quay Street
Manitowoc, WI 54220

Part of 052-449-004-040.00
Parcel Identification Number

Said area is 10.505 acres as shown on the Certified Survey Map.

2. Purchase Price. Should the Buyer exercise its right to purchase the above-described property under this Option and Right of First Refusal, the purchase price shall be determined by multiplying the prevailing per acre price for industrial park land set by the City at the time of the purchase times the number of acres which comprise the property.

3. Consideration. In consideration for this Option and Right of First Refusal, the Buyer agrees to pay to the City the sum of \$500 per acre per year, for a total of \$ 5,252.50 per year. Failure by the Buyer to make the payment within 30 days of the due date shall terminate this Option and Right of First Refusal. The due date shall be the date that Common Council approves this Right of First Refusal.

In the event the Buyer exercises this Option and Right of First Refusal to purchase the above-described property during the option term, all payments made hereunder shall be applied against the purchase price. If this Option and Right of First Refusal is not so exercised by the Buyer, all sums paid hereunder shall be retained by the City.

4. Duration. The rights granted to the Buyer hereunder shall expire one year from the date of the execution of this document. This Option and Right of First Refusal is nonrenewable unless a one-time six (6) month extension is granted by the Manitowoc Industrial Development Corporation upon the written request of the Buyer not less than forty-five (45) days prior to the expiration of the rights granted herein.

5. Exercise of Option. Notice by the Buyer of its election to exercise this Option shall be in writing addressed to the Community Development Director, 900 Quay Street, Manitowoc, WI 54220. Following receipt of this Notice, the City shall furnish to the Buyer a title insurance policy commitment in the

amount of the purchase price, naming the Buyer as the insured. The closing shall be held within thirty (30) days following delivery to the Buyer of the commitment for title insurance. Conveyance from the City to the Buyer shall be by deed upon receipt at closing of the purchase price.

6. Right of First Refusal. Notwithstanding anything hereunder to the contrary, should the City receive a bona fide Offer to Purchase the above-described property, or any portion thereof, during the term of this Option and Right of First Refusal, and should the City desire to accept such offer, the City shall notify the Buyer in writing of the receipt of such offer. The Buyer shall then have twenty (20) days from the receipt of this notice in which to exercise its option in accordance with the terms of paragraph 5. In the event the Buyer does not so exercise its option, this Option and Right of First Refusal shall be considered terminated and all sums paid pursuant to paragraph 3 throughout the term of the Option shall be refunded to the Buyer.

In the event the bona fide offer from another party referred to above relates only to a portion of the property described in paragraph 1, this paragraph shall operate only with respect to that particular portion of the property described in paragraph 1 and this Option and Right of First Refusal shall continue as to the remainder of the property.

Dated this ___ day of ____, 2023

CITY OF MANITOWOC

By: _____
Mayor Justin M. Nickels

Attest: _____
Mackenzie Reed, City Clerk

STATE OF WISCONSIN)
) ss.
MANITOWOC COUNTY)

Personally came before me this ___ day of ___ 2023, Justin M. Nickels, Mayor and Mackenzie Reed, City Clerk, to me known to be the persons who executed the foregoing instrument and to me known to be such Mayor and City Clerk of the City of Manitowoc and acknowledged that they executed the foregoing instrument as such Officers of said City, by its authority.

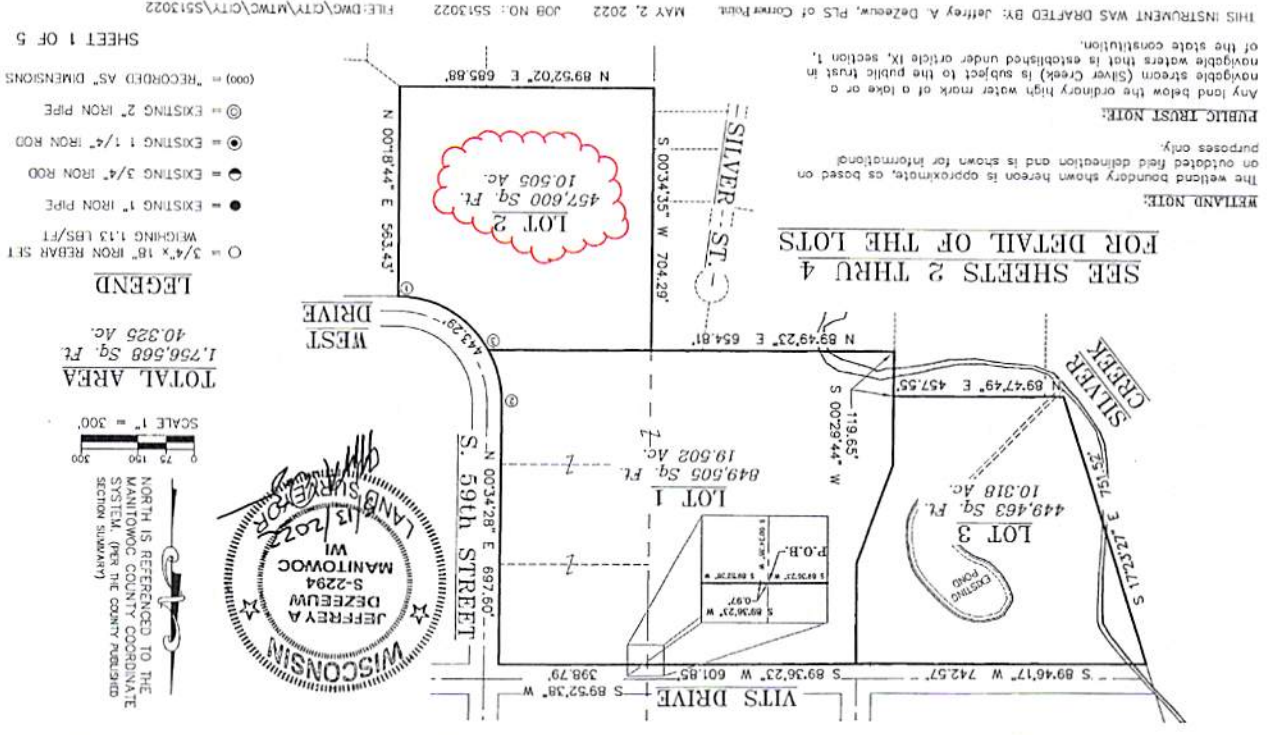
Notary Public,
Manitowoc County, Wisconsin
My commission (expires)(is)

This Instrument drafted by: Paul Braun, City Planner

O:\Planning\IDC Indus Dev Corp\Land Sales\Beamaco\Option Right of First Refusal-Beamaco.docx

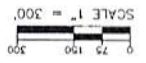


CERTIFIED SURVEY MAP
 000/1251415
 06 36 Pg 11
 NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN
 LOTS 1 AND 2 OF BLOCK 4 OF THE MANITOWOC I-43 INDUSTRIAL PARK SUBDIVISION No. 2 AND LOTS 3 AND 4 OF BLOCK 4 OF THE
 MANITOWOC I-43 INDUSTRIAL PARK SUBDIVISION No. 3, LOCATED IN THE NE 1/4, SE 1/4, NW 1/4, SW 1/4, NW 1/4 AND SW 1/4,



- LEGEND**
- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS./FT.
 - = EXISTING 1" IRON PIPE
 - ⊙ = EXISTING 3/4" IRON ROD
 - ⊗ = EXISTING 1 1/4" IRON ROD
 - ⊕ = EXISTING 2" IRON PIPE
 - (---) = "RECORDED AS" DIMENSIONS

TOTAL AREA
 1,756,568 Sq. Ft.
 40.325 Ac.



NORTH IS REFERENCED TO THE
 MANITOWOC COUNTY COORDINATE
 SYSTEM (OVER THE COUNTY PUBLISHED
 SECTION SUBMANY)



THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. Dezeuw, PLS of CornerPoint. MAY 2, 2022. JOB NO.: 5513022. FILE: DWG\CITY\MTWC\CITY\5513022

RETAIND NOTE:
 The wetland boundary shown hereon is approximate, as based on an outdated field delineation and is shown for informational purposes only.
PUBLIC TRUST NOTE:
 Any land below the ordinary high water mark of a lake or a navigable stream (Silver Creek) is subject to the public trust in of the state constitution.

SEE SHEETS 2 THRU 4
 FOR DETAIL OF THE LOTS

CERTIFIED SURVEY MAP

0001 1251415

vol 36 pg 12

LOTS 1 AND 2 OF BLOCK 4 OF THE MANITOWOC 1-43 INDUSTRIAL PARK SUBDIVISION No. 2 AND LOTS 3 AND 4 OF BLOCK 4 OF THE MANITOWOC 1-43 INDUSTRIAL PARK SUBDIVISION No. 3, LOCATED IN THE NE 1/4, SE 1/4, NW 1/4 OF THE NW 1/4 AND SW 1/4, NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

N 1/4 CORNER
SEC. 34-19-23
(EXISTING 2" IRON PIPE)
MWC CO. 60000.
N 290222.473
E 214450.074



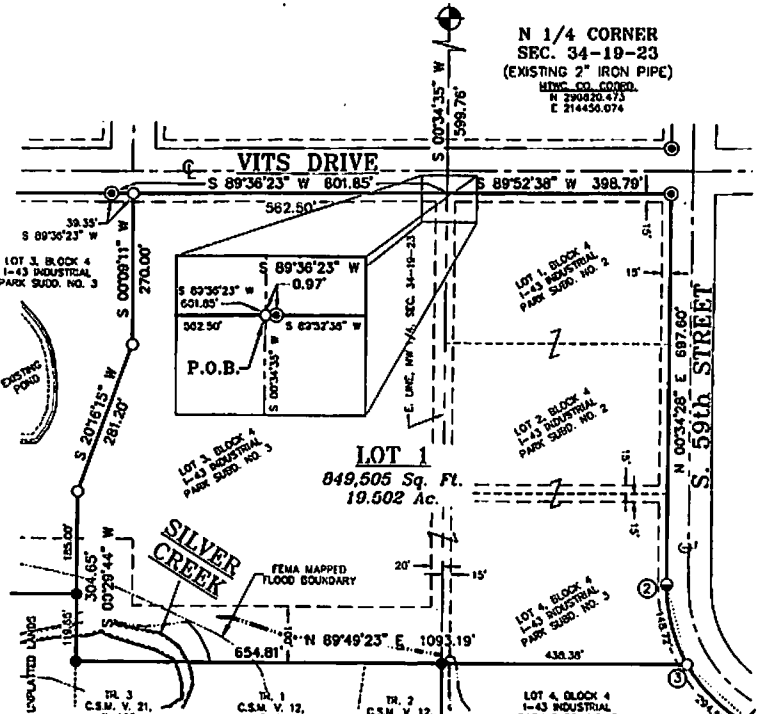
NORTH IS REFERENCED TO THE
MANITOWOC COUNTY COORDINATE
SYSTEM (FOR THE COUNTY PLOTTED
SECTION SUBDIVISION)

0 50 100 200
SCALE 1" = 200'

LEGEND

- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- = EXISTING 1" IRON PIPE
- ⊙ = EXISTING 3/4" IRON ROD
- ⊕ = EXISTING 1 1/4" IRON ROD
- ⊗ = EXISTING 2" IRON PIPE
- (000) = "RECORDED AS" DIMENSIONS
- = WETLAND BOUNDARY

SHEET 2 OF 5



THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeeuw, PLS of Corner Point. MAY 2, 2022 JOB NO.: S513022 FILE: 0WG\CITY\MTWC\CITY\S513022

STATE OF WISCONSIN
MUNICIPALITY OF MANITOWOC
RECORDED FOR RECORD
05/12/2022 12:14:54 PM



1374 S. 59th Street
Manitowoc, WI 54220
PH 920.827.8000

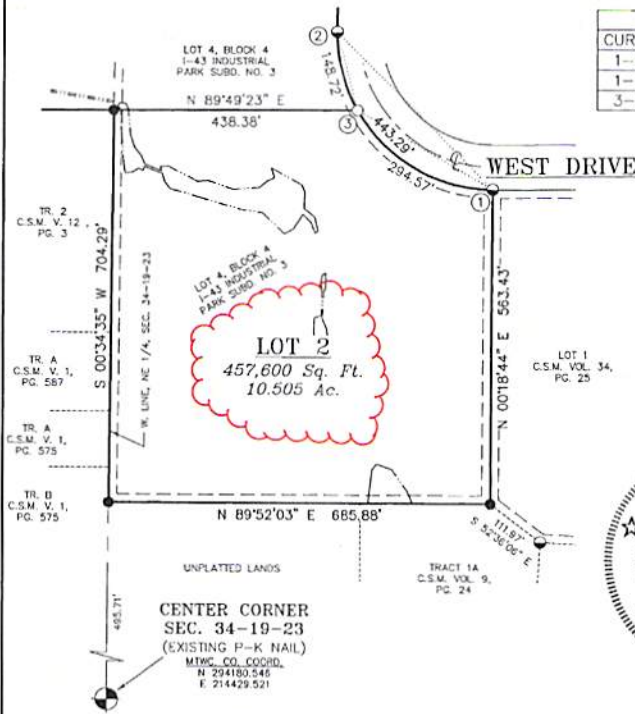
CERTIFIED SURVEY MAP

DOC# 1251415

VOL 36 PG 13

LOTS 1 AND 2 OF BLOCK 4 OF THE MANITOWOC 1-43 INDUSTRIAL PARK SUBDIVISION No. 2 AND LOTS 3 AND 4 OF BLOCK 4 OF THE MANITOWOC 1-43 INDUSTRIAL PARK SUBDIVISION No. 3, LOCATED IN THE NE 1/4, SE 1/4, NW 1/4 OF THE NW 1/4 AND SW 1/4, NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1-2	90°42'33"	280.00'	443.29'	398.42'	N 44°46'49" W
1-3	60°16'41"	280.00'	294.57'	281.18'	N 59°59'45" W
3-2	30°25'52"	280.00'	148.72'	146.97'	N 14°38'29" W



LEGEND

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- ⊙ = EXISTING 3/4" IRON ROD
- ⊙ = EXISTING 1 1/4" IRON ROD
- ⊙ = EXISTING 2" IRON PIPE
- (000) = "RECORDED AS" DIMENSIONS
- - - = WETLAND BOUNDARY



STATE OF WISCONSIN
KRISTINA S. BURKE, REGISTERED
LAND SURVEYOR
NO. 1251415
DATE 05/13/2022

Corner Point
A Division of **AC**
3301 S. 24th Street
Manitowoc, WI 54220
PH: 705.682.8305

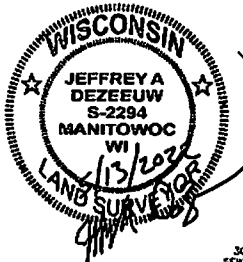
CERTIFIED SURVEY MAP

DOC# 1251415

PL 36 PG 14

LOTS 1 AND 2 OF BLOCK 4 OF THE MANITOWOC I-43 INDUSTRIAL PARK SUBDIVISION No. 2 AND LOTS 3 AND 4 OF THE MANITOWOC I-43 INDUSTRIAL PARK SUBDIVISION No. 3, LOCATED IN THE NE 1/4, SE 1/4, NW 1/4 OF THE NW 1/4 AND SW 1/4, NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

N 1/4 CORNER
SEC. 34-19-23
(EXISTING 2" IRON PIPE)
MTRC CO. CORNER
N 214420 473
E 214424 074

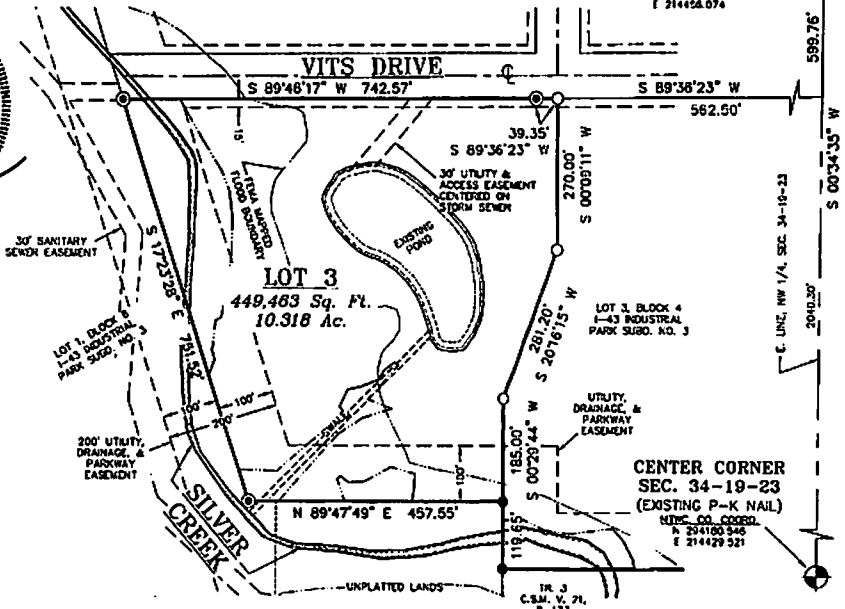


NORTH IS REFERENCED TO THE
MANITOWOC COUNTY COORDINATE
SYSTEM. (FOR THE COUNTY PUBLISHED
SECTION SUMMARY)

SCALE 1" = 200'

LEGEND

- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- = EXISTING 1" IRON PIPE
- ⊖ = EXISTING 3/4" IRON ROD
- ⊕ = EXISTING 1 1/4" IRON ROD
- ⊗ = EXISTING 2" IRON PIPE
- (000) = "RECORDED AS" DIMENSIONS
- = WETLAND BOUNDARY



599.76'
S 89°38'23" W 562.50'
S 89°36'23" W 39.35'
S 00°09'11" W 270.00'
S 00°09'11" W 281.20'
S 20°18'15" W 185.00'
S 00°29'44" W 119.00'
N 89°47'49" E 457.55'
E LINE, NW 1/4, SEC. 34-19-23 2041.20'
S 00°34'35" W

CENTER CORNER
SEC. 34-19-23
(EXISTING P-K NAIL)
MTRC CO. CORNER
N 214180 345
E 214429 321

SHEET 4 OF 5

THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeeuw, PLS of Corner Point. MAY 2, 2022 JOB NO.: SS13022 FILE:DWG\CITY\MTWC\CITY\SS13022

STATE OF WI - MTRC CO
MTRC CO. CORNER
RECORDED FOR RECORD
ON 05/02/22 12:21:43 PM



STATE OF WISCONSIN
COUNTY OF MANITOWOC
RECEIVED FOR RECORD
05/18/2022 12:14 PM



DOC# 1251415

va. 36 pg 15

CERTIFIED SURVEY MAP

LOTS 1 AND 2 OF BLOCK 4 OF THE MANITOWOC I-43 INDUSTRIAL PARK SUBDIVISION No. 2 AND LOTS 3 AND 4 OF BLOCK 4 OF THE MANITOWOC I-43 INDUSTRIAL PARK SUBDIVISION No. 3, LOCATED IN THE NE 1/4, SE 1/4, NW 1/4 OF THE NW 1/4 AND SW 1/4, NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Professional Land Surveyor with Corner Point, do hereby certify that I have surveyed and mapped the following described parcel:

Lots 1 and 2 of Block 4 of the Manitowoc I-43 Industrial Park Subdivision No. 2 and Lots 3 and 4 of Block 4 of the Manitowoc I-43 Industrial Park Subdivision No. 3, Located in the NE 1/4, SE 1/4, NW 1/4 of the NW 1/4 and SW 1/4, NW 1/4 of the NE 1/4 of Section 34, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 34; Thence S 00°34'35" W, 599.76 feet coincident with the west line of said NW 1/4 to the northeast corner of said Lot 3 and the south right-of-way line of Vits Drive being the point of beginning; Thence S 89°36'23" W, 601.85 feet; Thence S 89°46'17" W, 742.57 feet c/ coincident with said right-of-way line; Thence S 17°23'27" E, 751.52 feet; Thence N 89°47'49" E, 457.55 feet; Thence S 00°29'44" W, 119.65 feet; Thence N 89°49'23" E, 654.81 feet c/ coincident with the boundary of said Lot 3 to the west line of said Lot 4; Thence S 00°34'35" W, 704.29 feet; Thence N 89°52'02" E, 885.88 feet; Thence N 00°18'44" E, 563.43 feet c/ coincident with the boundary of said Lot 4 to the south right-of-way line of West Drive; Thence Northwesterly, 443.29 feet along the arc of a 280.00 foot radius curve to the right, the chord of which bears N 44°46'49" W 398.42 feet; Thence N 00°34'28" E, 697.60 feet c/ coincident with said south right-of-way line of West Drive and the west right-of-way line of S. 59th Street to its intersection with said south right-of-way line of Vits Drive; Thence S 89°52'38" W, 398.79 feet; Thence S 89°36'23" W, 0.97 feet c/ coincident with said south right-of-way line of Vits Drive to the point of beginning.

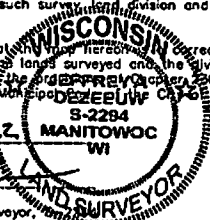
Said parcel contains 1,758,568 Square Feet (40.325 Acres) of land.

That I have made such survey, land division and map at the direction of Paul Braun, City Planner.

I further certify that this map is a correct representation of the exterior boundaries of the lands surveyed and the division thereof. Also that I have fully complied with the provisions of Chapter 26.34 of the Wisconsin Statutes and Chapter 21 of the Municipal Code of the City of Manitowoc.

Dated 5/13/2022

Jeffrey A. DeZeeuw
Professional Land Surveyor



OWNER'S CERTIFICATE

As owners we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map, and that we shall comply with the established drainage plan on file at the Manitowoc City Hall and with the "Standard Utility Easement Conditions" as recorded in Volume 1252, Page 49B at Manitowoc County Register of Deeds Office. We hereby consent to the granting of utility and drainage easement to the Manitowoc Public Utilities, City of Manitowoc, the Telephone Company and the Cable TV Company as noted on the map of this Certified Survey for the purpose of granting to the applicable firm the right to access, to place, repair and maintain applicable utilities. Said compliance with the drainage and plan easements granted shall run with the land and be binding upon the owners, their successors and assigns.

Dated 5/17/2022

Justin A. Nickels
Justin A. Nickels, Mayor

Macenzie Reed-Kadow
Macenzie Reed-Kadow, Clerk

CERTIFICATE OF PLANNING AGENCY

This certified survey map has been submitted and approved by the City of Manitowoc Plan Commission.

Dated 5/17/2022

Paul Braun
Paul Braun

SHEET 5 OF 5

THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeeuw, PLS of Corner Point. MAY 2, 2022 JOB NO.: S513022 FILE:DWG\CITY\MITWC\CITY\S513022

5-City of Man. CHA Comm. Den.