

April 16, 2020

The Honorable Justin M. Nickels
Mayor, City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Re: Property Offer for Sale
Vetter Trailhead to Camp Vits

Dear Mayor Nickels:

The passing of Sophie Vetter in August of 2018 ended an era for our family, with ownership and farming of the land at 5236 W. Custer Street in the Town of Manitowoc Rapids since 1934. Through those years, Henry and Ruth Vetter raised a family of two daughters, Sophie and Hildegarde, on the small, 18-acre farm. In 1956, Hildegarde married George Mazanec, and together raised four children, who lived on the farm for several summers in the '60's and early 1970's. After the passing of Ruth in 1961 and Henry in 1973, Sophie, a local school teacher for over 40 years, maintained the farm through her retirement and up to the time of her death.

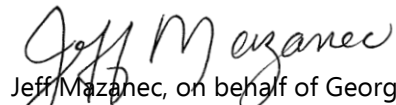
The land is currently owned by George Mazanec and the four children of George and Hildegarde (Patricia Mazanec, Robert Mazanec, Debra Leoni and Jeff Mazanec). We recognize the current conditions that severely limit access to Camp Vits, and further that with cooperation by the Woodland Dunes Nature Preserve, a portion of the Vetter farm could be used to provide parking and access to the park. Accordingly, we've divided the property into three parcels, including a 4-acre parcel accessed from S. Park View Road and adjacent to property owned by Woodland Dunes Nature Preserve, which in turn borders the southwest corner of Camp Vits.

The property can be accessed by a narrow driveway, and has been maintained as undeveloped pasture land since the 1930's. We have completed an assured delineation of wetlands existing on the property to guide future development efforts.

Following extensive discussions about this prospective opportunity with City staff, we would like you to consider this letter our offer to sell the 4-acre parcel to the City of Manitowoc for a purchase price of \$10,000, on the condition that the property be used only for park purposes, with parking and trail access to Camp Vits completed by the end of 2021 and review of the terms and conditions of the sale by legal counsel. We would also request that the property be identified as the Vetter Trailhead.

We are excited about the prospect of this land fulfilling a new purpose that would provide safe parking and easy access for visitors to Camp Vits for many years into the future. Please feel free to contact me at your convenience by telephone at (920) 716-3150 or by email at jmmazanec@gmail.com.

Sincerely,



Jeff Mazanec, on behalf of George Mazanec,
Debra Leoni, Robert Mazanec and Patricia Mazanec

cc: Paul Braun, City Planner
Curtis Hall, Parks and Recreation Division Manager
Marshall Black, Parks Planner