

Report to the Manitowoc Plan Commission

Meeting Date: September 26, 2018

Report Print Date: 9/20/2018 9:38 AM

Request: PC 21-2018: Red Line 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..

Reason for Request: 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 |
|--------------------------|--------------------|----------------------|
| North, East, West, South | Vacant, industrial | I-1 Light Industrial |

Report: Red Line Plastics is interested in either a right of first refusal or purchase of an 11.19 acre lot. (Lot 2, CSM Volume 33, Page 199). If Red Line does not purchase the lot by the end of 2018 they will then want to have a right of first refusal on the lot.

Red Line Plastics is an off-shoot of two of Dowco’s three divisions. The two divisions were Red Line Plastics and Dowco Power Sports. Dowco Marine was sold to Patrick Industries who will keep the Dowco name. Dowco Marine will remain at their current location on Clipper Drive.

A certified survey was recently completed to create the 11.19 acre lot.

The request was referred to the August 9, 2018 Industrial Development Corporation and they approved right of first refusal or sale of the property to Red Line Plastics.

Recommendation: The Community Development Department recommends that the Plan Commission i) approve the right of first refusal and ii) approve any subsequent land sale that may occur in the future.

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

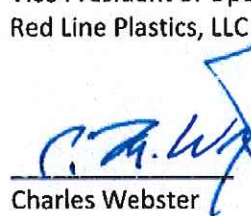
Red Line Plastics, LLC and Dowco Powersports, LLC intends to purchase the southern one-half, or approximately 11 acres, of parcel #449-006-030 as shown on the attached map. Our intended use of the site is to construct an initial 100,000 square foot manufacturing and warehousing facility during phase 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

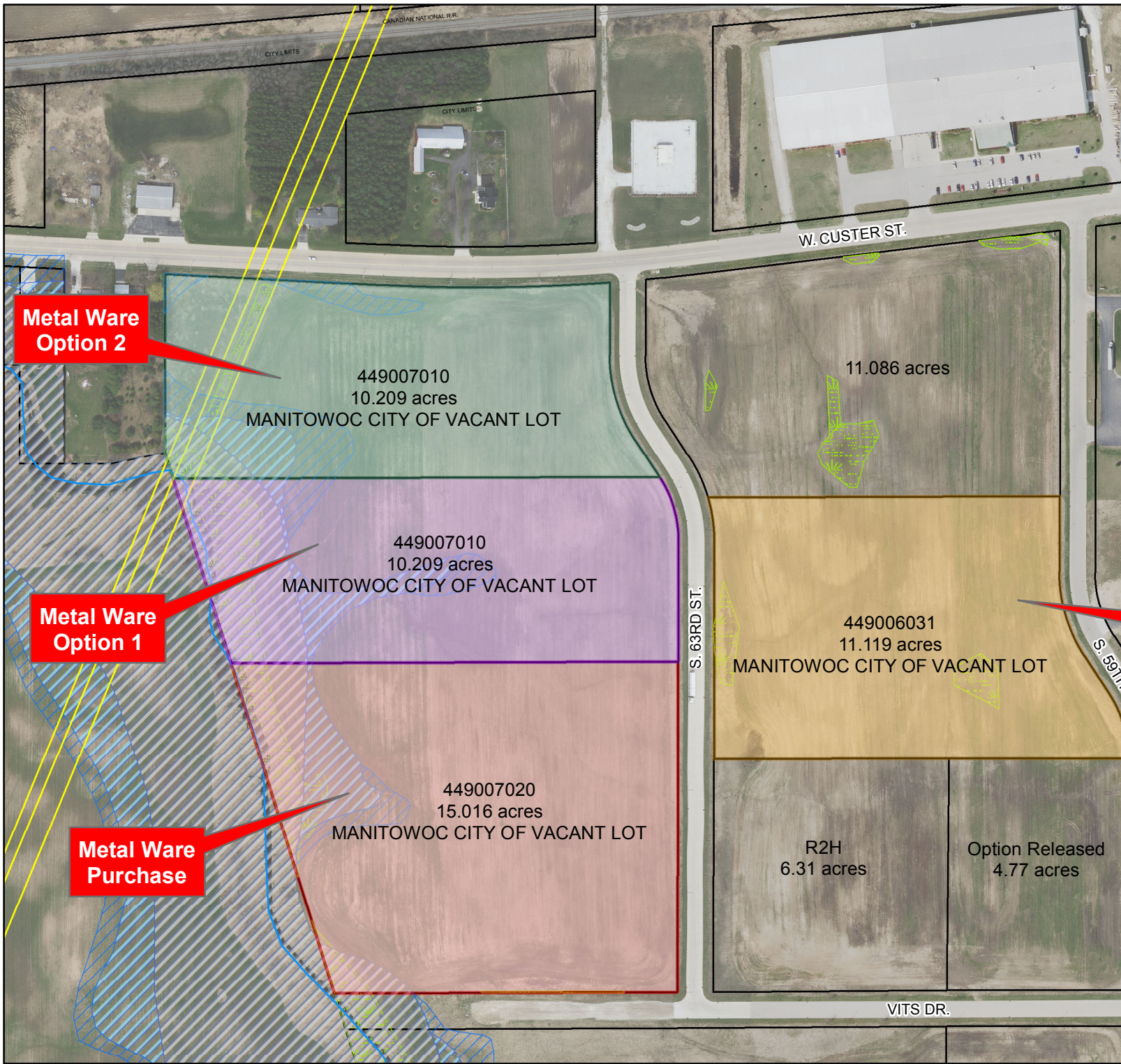
Legend

-  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.