

# 20-0374

**Standing Committee:** Committee of the Whole

**Document Name:** Resolution to Authorize Purchase of Land for Vetter Trailhead and Camp Vits Access

**Action:**

- Place on File - No Council action needed
- Refer to:
- Refer to Council       Consent       Non-Consent

**Committee Recommendation:** resolution  
Adopt + enter into agreement.

**Attest:**

_____ President – Alderperson Eric Sitkiewitz      Date	_____ VACANT, District 1
_____ Alderperson Scott McMeans, District 2	_____ Alderperson Jeremiah Novak, District 3
_____ Alderperson Jim Brey, District 4	_____ Alderperson Lee Kummer, District 5
_____ Alderperson Todd Lotz, District 7	_____ Alderperson Mike Williams, District 8
_____ Alderperson Steve Czekala, District 9	_____ Alderperson Courtney Hansen, District 10
_____ Mayor Justin M. Nickels	

**Approved:** \_\_\_\_\_  
Justin M. Nickels      Date  
Mayor

**RESOLUTION AUTHORIZING PURCHASE OF LAND FOR  
ACCESS TO CAMP VITS**

**WHEREAS**, the City of Manitowoc owns Camp Vits, a 76.62 acre park featuring mountain bike trails located by the Manitowoc River with a trailhead on Parkview Road in the Town of Manitowoc Rapids; and,

**WHEREAS**, the City has long desired to improve access to this park for vehicular traffic, as the Town has banned parking on nearby roads; and,

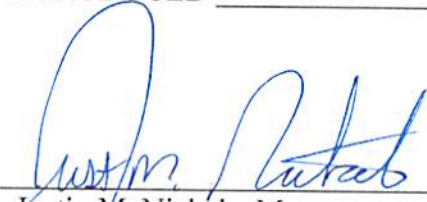
**WHEREAS**, the Mazanec family has inherited a property from the Vetter family immediately adjacent to land owned by Woodland Dunes Nature Center and wishes to ensure future access to Camp Vits by selling a four-acre parcel to the City so that the City and Woodland Dunes can partner to improve trail access; and

**WHEREAS**, this land acquisition would further the City's Comprehensive Plan, Comprehensive Parks and Recreation Plan, and recreational opportunities in the City of Manitowoc.

**NOW THEREFORE BE IT RESOLVED**, by Mayor Justin M. Nickels and the Common Council of the City of Manitowoc that the Mayor and City employees are authorized to complete the sale of this parcel from the Mazanec family and further authorized to negotiate trail access with Woodland Dunes.

**BE IT FURTHER RESOLVED** that this property shall be deed-restricted as parkland and shall be known as the "Vetter Trailhead" to honor the legacy of the Vetter family, who farmed this area from 1934-2018.

INTRODUCED APR 20 2020 ADOPTED APR 20 2020

  
Justin M. Nickels, Mayor APPROVED 4-21-2020

**Fiscal Impact:** \$11,000 (\$10,000 purchase price, additional costs for title insurance, closing costs, and recording fees)  
**Funding Source:** Parkland Dedication Fund (current balance \$84,000)  
**Finance Director Approval:** /sc  
**Approved as to form:** /kmm

This resolution was drafted by Kathleen M. McDaniel, City Attorney

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](mailto: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